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CITY MANAGER  
DOUGLAS A. SELBY

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.ci.las-vegas.nv.us



040086

November 7, 2003

Mr. Mark Schnippel  
Schnippel Family, Limited Partnership  
9960 West Cheyenne Avenue  
Las Vegas, Nevada 89129

RE: VAR-2956 - VARIANCE  
CITY COUNCIL MEETING OF NOVEMBER 5, 2003  
RELATED TO GPA-2953, ZON-2954 & SDR-2955

Dear Mr. Schnippel:

The City Council at a regular meeting held November 5, 2003 APPROVED the request for a Variance to ALLOW 16 PARKING SPACES WHERE 75 SPACES ARE REQUIRED for a proposed 62-Unit Senior Apartment Development on property adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2003. This approval is subject to:

#### Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-2953), Rezoning (ZON-2954), and Site Development Plan Review (SDR-2955).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The extent of this Variance is based on the revised site plan submitted by the applicant at the October 9, 2003 Planning Commission meeting, showing a total of 120 parking spaces on this site and the adjacent site to the north.
4. The applicant shall submit copies of the revised site plan to the Planning and Development Department prior to the review of this action by the City Council, with amendments as noted below.
5. The revised site plan shall be amended to show an emergency access gate on the proposed access point from the site to the Lincoln Road cul-de-sac. Exit-only and emergency access provision on the access point from the adjacent site to Tully Avenue shall be retained as previously approved.

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6. The applicant shall enter into a shared-parking agreement with the owners of the adjacent site to the north, prior to submittal for building permits.
7. The approval of this Variance request is contingent upon final approval by the City Council of Text Amendment TXT-2299.

Sincerely,



Diana Davis  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Mr. Michael Mullin  
Nevada H.A.N.D.  
295 East Warm Springs Road, Suite #101  
Las Vegas, Nevada 89119

Ms. Sonja Moss  
L.R. Nelson Consulting Engineers  
3035 East Patrick Lane, Suite #9  
Las Vegas, Nevada 89120