



036619

May 9, 2003

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

Mr. Craig Brooksby
Maple Development, Limited Liability Company
Asian Development, Limited Liability Company
P.O. Box 33130
Las Vegas, Nevada 89133

RE: VAR-1916 - VARIANCE
CITY COUNCIL MEETING OF MAY 7, 2003
Related to ZON-1913, SUP-1915 & SDR-1914

Dear Mr. Brooksby:

The City Council at a regular meeting held May 7, 2003 APPROVED the request for a Variance TO ALLOW NO STEPBACKS WHERE STEPBACKS ARE REQUIRED AFTER THE FOURTH STORY IN THE TOWN CENTER DEVELOPMENT STANDARDS AND A WAIVER OF THE RESIDENTIAL ADJACENCY STANDARDS OF TITLE 19 on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2003. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-1913), Special Use Permit (SUP-1915) and Site Development Plan Review (SDR-1914).
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.

Sincerely,

A handwritten signature in cursive script that reads "Mary Esway".

Mary Esway
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

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

Mr. Gary Eddington
HCA Architects
1850 E. Flamingo Rd. Ste 109
Las Vegas, Nevada 89119

Mr. Craig Brooksby
Land Development & Investment Division, Inc.
P.O. Box 33130
Las Vegas, Nevada 89133