



021459

January 16, 2002

Free Enterprise Institute, Limited Liability Company
2620 Regatta Drive, Suite 202
Las Vegas, Nevada 89128

RE: V-0073-01 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 19, 2001
Related to Z-0121-87(1)

Dear Applicant:

The City Council at a regular meeting held December 19, 2001 APPROVED the request for a Variance TO ALLOW 315 PARKING SPACES WHERE 405 PARKING SPACES ARE REQUIRED on property located adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 20, 2001. This approval is subject to:

Planning and Development

1. Prior to the approval of any building permit for the subject site, the applicant shall obtain an off-site parking agreement in compliance with the applicable requirements of Municipal code Title 19A.10.010(H) demonstrating to the satisfaction of the Planning and Development Department Director that the minimum offsite parking spaces required by Title 19A.10.010 will be available for the subject synagogue development within the adjacent commercial parcel.
2. If this Variance is not exercised within two (2) years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
3. Variance Application (V-0154-88) shall be expunged by this approval.
4. Any change in use requires a parking analysis be reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or certificate of occupancy.
5. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

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Free Enterprise Institute, Limited Liability Company
V-0073-01 – Page Two
January 16, 2002

6. This Variance shall be subject to a two (2) year review.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Russell Rowe
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