



015623

August 30, 2001

Abraham Schwartz Trust  
1720 Rexford Drive, Suite #10-B  
Las Vegas, Nevada 89104

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  
VIRGINIA VALENTINE

RE: V-0038-01 - VARIANCE  
CITY COUNCIL MEETING OF AUGUST 1, 2001  
Related to Z-0039-01, V-0039-01, U-0071-01 & Z-0039-01(1)

Dear Applicant:

The City Council at a regular meeting held August 1, 2001 APPROVED the request for a Variance TO ALLOW A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR SETBACK REQUIRED; TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SIDE YARD SETBACK ALLOWED, AND TO ALLOW A ZERO FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK ALLOWED on 2.06 acres located along the west side of 8th Street between Carson Avenue and Bridger Avenue, and along the south side of Carson Avenue between 8th Street and 9th Street (APN: 139-34-712-002 through 013), C-2 (General Commercial) and R-4 (High Density Residential) Zones [PROPOSED C-2 (General Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 2, 2001. This approval is subject to:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. The City Council shall approve a Rezoning (Z-0039-01) to a C-2 (General Commercial) Zoning District.
3. Conformance to the Conditions of Approval for Rezoning Z-0039-01, Special Use Permit U-0071-00, Site Development Plan Review Z-0039-01(1) and any other site-related actions.

Sincerely,

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

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

cc: See Attached List

VOICE 702.229.6011  
TDD 702.386.9108  
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cc: Mr. Stephen Biagiotti  
SDASHS Apartments, Limited  
One East First Street, Suite #1006  
Reno, Nevada 89501

Mr. Mark Aukamp  
SDA, Inc.  
555 DTC Parkway, Suite B2500  
Englewood, Colorado 80111

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

Mr. Hans Aareskjold  
6834 Callela Drive  
Las Vegas, Nevada 89103

Ms. Margaret Hahn Trust  
361 Country Club Drive  
Henderson, Nevada 89015