



April 24, 2009

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - RENOTIFICATION - VAR-33415 - VARIANCE

Dear Mr. Bilyeu:

Your request for a Variance TO ALLOW A 10-FOOT TALL WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG A PORTION OF THE NORTH AND EAST PROPERTY LINE AND TO ALLOW UNFINISHED BLOCK WHERE DECORATIVE BLOCK WITH 20% CONTRASTING MATERIALS IS REQUIRED; AND TO INCLUDE THE ADDITION OF AN EIGHT- FOOT HIGH WROUGHT IRON FENCE ALONG THE SOUTH PERIMETER WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 20.53 acres at 1726 West Bonanza Road (APN 139-28-302-034), R-E (Residence Estates) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 5 (Barlow), was considered by the Planning Commission on April 23, 2009.

The Planning Commission voted to *APPROVE* your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-22206) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

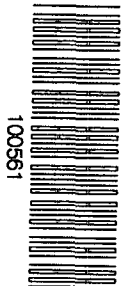
STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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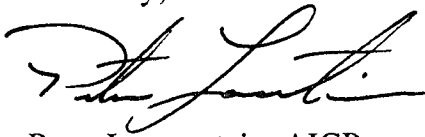
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Mr. Bruce Bilyeu
VAR-33415 - Page Two
April 24, 2009

This action by the Planning Commission on **April 23, 2009** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *April 24, 2009*.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104