



November 4, 2009

Mr. Isani Razia  
Isani Razia and Sarihan Gunay  
2000 South Ocean Boulevard, Suite 9F  
Boca Raton, Florida 33432

RE: VAR-33015 - VARIANCE  
CITY COUNCIL MEETING OF OCTOBER 21, 2009  
RELATED TO VAR-32640, SUP-32639 AND SDR-32638

Dear Mr. Razia:

The City Council at a regular meeting held October 21, 2009 APPROVED the request for a Variance TO ALLOW A 10-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 132 FEET AND TO ALLOW A LOT COVERAGE OF 82% WHERE 50% IS THE MAXIMUM PERMITTED on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 1,000 feet south of Lake Mead Boulevard (APN 138-24-703-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on October 22, 2009. This approval is subject to:

Added Condition

A. This approval is to allow a lot coverage of 69% where 50% is the maximum allowed.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0050-97), Variance (VAR-32640), Special Use Permit (SUP-32639) and Site Development Plan Review (SDR-32638) 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.

Sincerely,

Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: See attached list

LAS VEGAS CITY COUNCIL

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Mr. Isani Razia  
VAR-33015 – Page Two  
November 4, 2009

cc: Mr. Carlos Escapa  
Metropolitan Homes  
4525 S. Sandhill Road, Ste. #101  
Las Vegas, Nevada 89121

Mr. Mateo Parry  
Ballard Spahr Andrews & Ingersoll  
100 City Parkway, Suite #1750  
Las Vegas, Nevada 89106