



# Legal Notices Transmittal and Scanning Separator Sheet

**Legal Notice Type: Action Letter**

Date of Transfer to ERM: 4/11/2011

Page Count: 2

Meeting Date: 4/6/2011

Meeting Type: City Council <=>

Date of Letter: 4/7/2011

Case Number(s): VAR-39492 <=>

Subject of Notice: Sequoia Electric/Sagebrush Property Ventures, LLC - 4485 North Rainbow Boulevard  
<=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: jcoleman

**SCANNED**

Scanned By:

APR 11 2011

QC By:



April 7, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

Mr. Blake Barsy  
Sagebrush Property Ventures  
4485 North Rainbow Boulevard  
Las Vegas, Nevada 89108

RE: VAR-39492 – VARIANCE  
RELATED TO GPA-39489, ZON-39490 AND SDR-39491  
CITY COUNCIL MEETING OF APRIL 6, 2011

Dear Mr. Barsy:

The City Council at a regular meeting held April 6, 2011, Accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)].

The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011.

#### Planning

1. Approval of General Plan Amendment (GPA-39489) and Rezoning (ZON-39490), and conformance to the Conditions of Approval for Site Development Plan Review (SDR-39491) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (ZON-1112).
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits for all structures shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

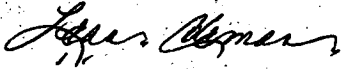
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400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Richard Gallegos  
Pacific Designs Concepts  
3005 West Horizon Ridge Parkway, Suite #200  
Henderson, Nevada 89052