



June 4, 2013

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Mark Dix
Charleston Towers, LLC
18501 Collier Avenue, Suite B-106
Lake Elsinore, California 92530

RE: VAR-48460 – VARIANCE
RELATED TO SUP-48462, VAC-48465 AND SDR-48464
CITY COUNCIL MEETING OF MAY 15, 2013

Dear Mr. Dix:

The City Council at a regular meeting held May 15, 2013, APPROVED the request for a Variance TO ALLOW LOT COVERAGE OF 56 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 2.09 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2013. This approval is subject to:

Planning

1. Variance (VAR-14345) shall be expunged upon final approval of this request.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-48462), Vacation (VAC-48465), and Site Development Plan Review (SDR-48464) shall be required, if approved.
3. This approval shall be void **three** years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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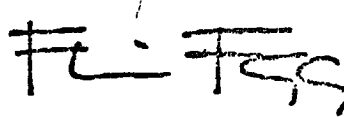
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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



Flinn Fagg
Director
Planning and Development

cc: Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014