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CITY MANAGER

December 3, 2013

Mr. Kevin C. Steiner
Wesley Christian Properties, LLC
875 East Silverado Ranch Boulevard, Suite #2197
Las Vegas, Nevada 89183

RE: VAR-51072 (PRJ-50971) - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 20, 2013

Dear Mr. Steiner:

The City Council at a regular meeting held November 20, 2013, APPROVED the request for a Variance TO ALLOW A SEVEN-FOOT, SIX-INCH SIDE YARD SETBACK AT THE SOUTH PROPERTY LINE WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED; AND TO ALLOW A 48-FOOT REAR YARD SETBACK WHERE A 50-FOOT REAR YARD SETBACK IS REQUIRED on 0.48 acres at 1505 Golden Oak Drive (APN 162-03-210-008), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2013. This approval is subject to:

Planning

1. The applicant shall hold a neighborhood meeting prior to the 11/20/13 City Council meeting.
2. Conformance to the approved conditions for Rezoning (Z-0072-88).
3. This approval shall be void two 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

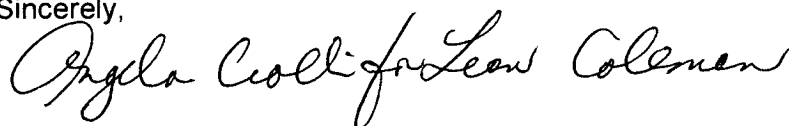
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Public Works

7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,

A handwritten signature in cursive script that reads "Angela Colliford for Lean Coleman". The signature is written in black ink and is positioned above the typed name of the signatory.

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