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/city of las vegas

November 17, 2016

Mr. Farus Farmanali
FF Series Holdings LLC
13861 Adare Manor Lane
Frisco, Texas 75035

RE: VAR-66974 [PRJ-66419] - VARIANCE RELATED TO GPA-64834, ZON-64833, VAR-66511, VAR-66512, WVR-66675, SUP-66509 AND SDR-66510

CITY COUNCIL MEETING OF NOVEMBER 16, 2016

Dear Mr. Farmanali:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a request for a Variance TO ALLOW 35 PERCENT LOT COVERAGE WHERE 30 PERCENT IS THE MAXIMUM ALLOWED on 1.05 acres at the southeast corner of Azure Drive and Tenaya Way (APNs 125-27-610-001 and 024), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: O (Office)], Ward 6 (Ross) [PRJ-66419].

This approval is subject to the following conditions:

Planning

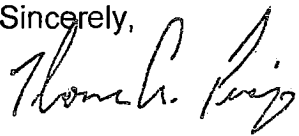
1. Approval of and conformance to the Conditions of Approval for Variance (VAR-66511), Variance (VAR- 66512), Waiver (WVR-66675), Special Use Permit (SUP-66509) and Site Development Plan Review (SDR-66510) shall be required, if approved.
2. This approval shall be void two years from the date of final 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.
3. 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.

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4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Moriah Curran
10 Nine Design Group
801 Las Vegas Boulevard, Suite #150
Las Vegas, Nevada 89101