055230

August 18, 2005

Mr. Ofry Ruven
OR Investment
2900 South Rancho Drive, Suite #204
Las Vegas, Nevada 89102

RE: VAR-6952 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 17, 2005
RELATED TO SUP-6947, SUP-6948, AND SDR-6946

Dear Mr. Ruven:

The City Council at a regular meeting held August 17, 2005 APPROVED the request for a Variance TO ALLOW A ZERO FRONT STEPBACK RATIO WHERE A 1:1 STEPBACK RATIO IS REQUIRED ALONG A COLLECTOR OR LARGER STREET FOR A 197 FOOT TALL BUILDING on 5.48 acres adjacent to the southwest corner of Lake Mead Boulevard and Rancho Drive (APN 139-19-611-002), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-6947), Special Use Permit (SUP-6948), and Site Development Plan Review (SDR-6946).

2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

3. Acquire all necessary permits from the Department of Building and Safety.

Sincerely,

Stacey Campbell

Stacey Campbell
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

EOT-23843
09-19-07 CC

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Bill Curran
Curran & Parry
300 S. 4th Street, Suite #1201
Las Vegas, Nevada 89101

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