

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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March 14, 2008

T. C. Longley
Longley Construction
7381 West Charleston Boulevard, Suite #120
Las Vegas, Nevada 89117

RE: VAR-26606 - VARIANCE

Dear Applicant:

Your request for a Variance TO ALLOW A 10-FOOT HIGH PERIMETER FENCE WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.59 acres at 419, 421 and 507 West Bonanza Road (APN 139-27-401-010 and 011), M (Industrial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 13, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. This approval shall be void one year from the date of final approval, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

2. If the entry gate, along City Parkway, is proposed to be electrically opened and closed, the gate may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gate shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

Mayor
Oscar B. Goodman

City Council
Gary Reese
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Harry Brown
Steve Wolfson
Chris Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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This action by the Planning Commission on **March 13, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *March 14, 2008*.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Cahl Gouker
Mammoth Underground
421 West Bonanza Road
Las Vegas, Nevada 89106

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