PLANNING & DEVELOPMENT

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0961-48

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07101-001-06-07

January 25, 2008

Mr. Faramarz Yousefzadeh
Pecos Partners
Box 49272
Los Angeles, California 90049-0272

RE: VAR-25988 - VARIANCE

Dear Mr. Yousefzadeh:

Your request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 58.5 FEET WHERE 66 FEET IS REQUIRED FOR A PROPOSED 7,250 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT on 2.57 acres on the south side of Owens Avenue, approximately 245 feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on January 24, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for and Site Development Plan Review (SDR-25991) shall be required.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on ***February 20, 2008***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Andrew P. Reed

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Yaniv Efraim
Pecos Partners, LLC
PO Box 530174
Henderson, Nevada 89053

Ms. Sue Gray
Perlman Design Group
2230 Corporate Circle, Suite #200
Henderson, Nevada 89074