

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

October 29, 2007

Mr. Kyle Lewis
Monticello Providence, Inc.
2325-A Renaissance Drive
Las Vegas, Nevada 89119

RE: VAR-24516 - VARIANCE

Dear Mr. Lewis:

Your request for a Variance TO ALLOW A FIVE-FOOT LIVING AREA SETBACK WHERE EIGHT FEET IS REQUIRED on 0.06 acres at 6736 Valcour Street (APN 126-24-315-010), PD (Planned Development) Zone [Residential Small Lot Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on October 25, 2007.

The Planning Commission voted to **DENY** your request as there was insufficient hardship justification presented to warrant a deviation from the Code.

This action by the Planning Commission on **October 25, 2007** 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 **October 29, 2007**.

Sincerely,

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Ms. Jason Kepple
VTN Consulting
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B Goodman

City Council
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(Mayor Pro Tem)

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