

PLANNING & DEVELOPMENT



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065097

December 8, 2006

Mr. Larry Belinsky
Help Las Vegas Housing Corporation II
5 Hanover Square
New York City, NY 10004

RE: VAR-17751 - VARIANCE

Dear Mr. Belinsky:

Your request for a Variance TO ALLOW TWO 45 FOOT HIGH APARTMENT BUILDINGS 59 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 135 FEET on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic District) Zone under Resolution of Intent to R-5 (Apartment), Ward 5 (Weekly), was considered by the Planning Commission on December 7, 2006.

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), Variance (VAR-17749) and Site Development Plan Review (SDR-17748), if approved.
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 **January 3, 2007**, 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,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm.

cc: Mr. Clifton Marshall
Clifton Marshall Architect
3320 North Buffalo Drive, Suite 104
Las Vegas, Nevada 89129

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