

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



064784

November 3, 2006

Ms. Steffanie Nelson  
Peak Development Services  
6402 McLeod Drive, Suite 2  
Las Vegas, Nevada 89120

**RE: VAR-16769 - VARIANCE**

Dear Ms. Nelson:

Your request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson), was considered by the Planning Commission on November 2, 2006.

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

### Planning and Development

1. 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.
2. The patio cover will not be an enclosed structure.

This item will be considered by the City Council on **December 6, 2006**, 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. Steven Portnoff  
1335 Radwick Drive  
Las Vegas, Nevada 89110

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Oscar B. Goodman

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