

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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064229

October 6, 2006

Mr. George Hale
Hillbilly Acres, LLC
4850 West Flamingo Road,
Suite 22
Las Vegas, Nevada 89103

RE: ABEYANCE - VAR-15373 - VARIANCE

Dear Mr. Hale:

Your request for a Variance TO ALLOW A 2 FOOT SIDE YARD SETBACK WHERE A RESIDENTIAL ADJACENCY SETBACK OF 79 FEET 6 INCHES IS REQUIRED, A 3 FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND 5 FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019,021, 023, 024, 025). Ward 3 (Reese), was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as the hardship was deemed to be self-imposed.

This item will be considered by the City Council on **November 1, 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,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Sheldon Colen
SCA Design
921 American Pacific, Suite 304
Henderson, Nevada 89014

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