

PLANNING & DEVELOPMENT



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063831

September 8, 2006

Mr. Dennis Iwasaka
Max Jones Professional Plaza, LLC
2840 South Jones Boulevard, Suite D-2
Las Vegas, Nevada 89146

RE: ABEYANCE - VAR-14313 - VARIANCE

Dear Mr. Iwasaka:

Your request for a Variance to allow A PROPOSED 21,551 SQUARE-FOOT TWO-STORY OFFICE BUILDING TO HAVE A SETBACK OF 53 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 7, 2006.

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 Site Development Plan Review (SDR-14311) and the subsequent Rezoning application 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 **October 4, 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. Phillip Regeski
P.R. Engineering
10225 Schuster Street
Las Vegas, Nevada 89141

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