

PLANNING & DEVELOPMENT



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063570

August 25, 2006

Mr. Luis Rodriguez
Monterrey Investments, LLC
8367 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: VAR-15057 - VARIANCE

Dear Mr. Rodriguez:

Your request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.88 acres adjacent to the south side of Azure Drive, approximately 170 west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on August 24, 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 Special Use Permits (SUP-15058 & SUP-15059) and Site Development Plan Review (SDR-15055) 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 *September 20, 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:clb

cc: Mr. Scott Gearing
3460 Spencer Street
Las Vegas, Nevada 89169

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