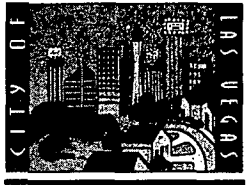


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063660

August 25, 2006

Ms. Eva Mazzarella
408 South Seventh Street
Las Vegas, Nevada 89101

RE: VAR-15596 - VARIANCE

Dear Ms. Mazzarella:

Your request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A CORNER SIDE SETBACK OF SIX FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), was considered by the Planning Commission on August 24, 2006.

The Planning Commission vote resulted in a tie, and will be forwarded to City Council with **NO RECOMMENDATION**, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15045), Variance (VAR-15048), Variance (VAR-15049) and Site Development Plan Review (SDR-15043) 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: Ms. Jennifer Lazovich
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169

Mayor
Oscar B. Goodman

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(Mayor Pro Tem)
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City Manager
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