

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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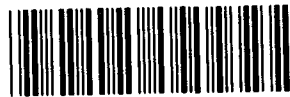
Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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063227

August 11, 2006

Mr. Christopher Shelton
AAMax Enterprises, LLC
4350 Sunset, Suite #201
Henderson, Nevada 89014

RE: VAR-14355 - VARIANCE

Dear Mr. Shelton:

Your request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70.75 FEET IS REQUIRED FOR A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese), was considered by the Planning Commission on August 10, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as the project was deemed to be inappropriate for the site, given its size and configuration.

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

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. John Lopeman
Ethos Three Architecture
11145 South Eastern Avenue, Suite #130
Henderson, Nevada 89052

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