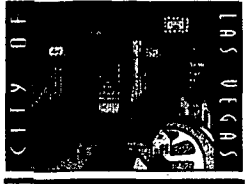


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

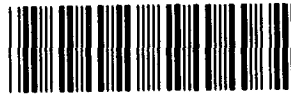
Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



063066

July 28, 2006

Mr. Phillip Cohen  
Cohen 1969 Trust  
1620 South Decatur Boulevard, Suite G  
Las Vegas, Nevada 89102

**RE: VAR-14880 - VARIANCE**

Dear Mr. Cohen:

Your request for a Variance TO ALLOW 1.44 ACRES OF OPEN SPACE, WHERE 2.66 ACRES OF OPEN SPACE IS REQUIRED on 7.1 acres at 3132 North Jones Boulevard (APN 138-13-101-006), U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] [PROPOSED: M (Medium Density Residential) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5 (Weekly), was considered by the Planning Commission on July 27, 2006.

The Planning Commission voted to recommend **DENIAL** of your request as the Planning Commission felt that the proposed change would not reflect the true intent of the R-PD (Residential Planned Development) Land-Use Designation.

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,

Flinn Fagg, AICP, Manager  
Planning and Development Department  
Current Planning Division

FF:clb

cc: Mr. Rich Humphrey  
Development Funding Group  
7955 West Sahara Avenue, Suite #101  
Las Vegas, Nevada 89117

Mr. David Brown  
Development Consulting Services  
6554 Polished Jade Court

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby

