

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.



061909

May 26, 2006

Mr. Faramarz Yousefzadeh
Pecos Partners, LLC
c/o Box 49272
Los Angeles, California 90049-0272

RE: VAR-13249 - VARIANCE

Dear Mr. Yousefzadeh:

Your request for a Variance TO ALLOW A PROPOSED 20-FOOT TALL BUILDING 40 FEET FROM THE REAR (SOUTH) PROPERTY LINE WHERE 60 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A SECOND PROPOSED 20-FOOT TALL BUILDING 26 FEET FROM THE REAR (SOUTH) PROPERTY LINE WHERE 60 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A THIRD PROPOSED 20-FOOT TALL BUILDING 10 FEET FROM THE SIDE (WEST) PROPERTY LINE WHERE 60 FEET IS THE MINIMUM SETBACK REQUIRED on 3.02 acres approximately 300 feet west of Pecos Road on Owens Avenue (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on May 25, 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-10497) 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.

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



Mr. Faramarz Yousefzadeh
VAR-13249 - Page Two
May 26, 2006

This item will be considered by the City Council on *June 21, 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,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Yaniv Efraim
Pecos Partners, LLC
Box 530174
Henderson, Nevada 89053

Ms. Susan Gray
Perlman Architects
2230 Corporate Circle, Suite #200
Henderson, Nevada 89074