

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



061902

May 26, 2006

Mr. Nader Noorozian
575 South Royal Crest Circle, #13
Las Vegas, Nevada 89109

RE: ABEYANCE - VAR-12450 - VARIANCE

Dear Mr. Noorozian:

Your request for a Variance TO ALLOW A 10 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.14 acre at 901 Noorozian Court (APN 138-36-801-015), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 25, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. If approved, this Variance 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.

Public Works

2. The distance from the face of the garage door to the back of sidewalk shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.

This action by the Planning Commission on **May 25, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **May 26, 2006**.

Sincerely,

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

GL:clb

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



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061901

May 26, 2006

Ms. Stacey Lied-Welsh
Carefree Winterhaven II, LLC
3311 South Rainbow Boulevard, Suite #225
Las Vegas, Nevada 89146

RE: TABLED - RENOTIFICATION - VAR-12401 - VARIANCE

Dear Ms. Lied-Welsh:

Your request for a Variance TO ALLOW A 45-FOOT HIGH 672 SQUARE-FOOT ON-PREMISE SIGN WHERE A 12-FOOT HIGH 48 SQUARE-FOOT ON-PREMISE SIGN IS THE MAXIMUM PERMITTED on 2.67 acres at 3300 Winterhaven Street (APN 138-10-803-011), R-4 (High Density Residential) Zone, Ward 6 (Ross), was considered by the Planning Commission on May 25, 2006.

The Planning Commission accepted the applicant's request to **TABLE**.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **May 25, 2006**.

Sincerely,

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

GL:clb

cc: Mr. J. David Ellertsen
JAWA Studio
103 East Charleston Boulevard
Las Vegas, Nevada 89104

Mayor
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