

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



061888

May 26, 2006

Mr. Richard Steinberg
Westcare Works
300 West Charleston Boulevard
Las Vegas, Nevada 89140

RE: VAR-12921 - VARIANCE

Dear Mr. Steinberg:

Your request for a Variance TO ALLOW A CORNER SIDE YARD SETBACK OF 8 FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH A PROPOSED COMMERCIAL/OFFICE DEVELOPMENT on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-048), R-E (Residence Estates) Zone [PROPOSED: ~~C-2 (General Commercial)~~ O (OFFICE) Zone], Ward 6 (Ross), 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 Rezoning (ZON-12370) and Site Development Plan Review (SDR-12920) 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 **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. Allan Hendrickson
3920 Leon Avenue Suite #8
Las Vegas, Nevada 89130

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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

