

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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060235

February 10, 2006

Mr. Stuart Apollo  
Grand Teton Lodge Land  
3399 South Durango, Suite #105  
Las Vegas, Nevada 89117

**RE: VAR-11033 - VARIANCE**

Dear Mr. Apollo:

Your request for a Variance TO ALLOW A PROPOSED BUILDING 24 FEET FROM THE EAST PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 99 FEET on 3.6 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN a portion of 125-09-401-031), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6, (Ross), was considered by the Planning Commission on February 9, 2006.

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

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-3483), Rezoning (ZON-3509), Special Use Permit (SUP-5691), Review of Condition (ROC-2671), Variance (VAR-5693), Extension of Time (EOT-4433) and Site Development Plan Review (SDR-5689).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. 30-inch box Mondale Pine trees shall be planted 20 feet on center adjacent to the building.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on February 9, 2006.

Sincerely,

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

DJR:clc

cc: Mr. Richard Gallegos  
Gerald Garapich, A.I.A.  
10 Commerce Center Drive  
Henderson, Nevada 89014

Mayor  
Oscar B. Goodman

City Council  
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