



053081



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)

March 25, 2005

Mr. Chris O'Rourke  
7201 Jack Russell Street  
Las Vegas, Nevada 89131

**RE: VAR-6084 - VARIANCE**

Dear Mr. O'Rourke:

Your request for a Variance TO ALLOW A FRONT YARD SETBACK OF 35 FEET WHERE 50 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING, AND TO ALLOW A PROPOSED SIX FOOT BLOCK WALL IN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50 PERCENT OPEN) IS THE MAXIMUM ALLOWED on 1.02 acres adjacent to the north side of Centennial Parkway, approximately 155 feet east of Leon Avenue (APN 125-24-404-006), R-E (Residence Estates) Zone, Ward 6 (Mack), was considered by the Planning Commission on March 24, 2005.

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

**Planning and Development**

1. This Variance shall expire two years from the date of approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Acquire all necessary permits from the Department of Building and Safety.
3. This Variance shall pertain only to the principle dwellings front yard setback as well as to the proposed six-foot wall along the entire eastern and southern property line.

**Public Works**

4. If the existing entry gate is electrically opened and closed, the gate may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is manually opened and closed, the gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Steve Wolfson  
Lois Tarkanian

City Manager  
Douglas A. Selby



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This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on *March 25, 2005*.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Leibold", written in a cursive style.

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

GL:clb