

PLANNING &
DEVELOPMENT



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December 3, 2004

Ms. Liz Thompson
Gemini Trust
3909 Leon Avenue
Las Vegas, Nevada 89130

RE: VAR-5462 - VARIANCE

Dear Ms. Thompson:

Your request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED HOME ADDITION on 0.59 acres at 3909 Leon Avenue (APN 138-12-110-035), R-E (Residence Estates) Zone, Ward 6 (Mack), was considered by the Planning Commission on December 2, 2004.

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

Planning and Development

1. This Variance shall expire in two years 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.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 2, 2004.

Sincerely,

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

GML:clc

cc: Mr. Don Korth
Redco. Construction
2590 State Street
Las Vegas, Nevada 89109

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