

PLANNING &  
DEVELOPMENT



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051002

November 19, 2004

Mr. Chris Murtagh  
Buffalo Washington 3, LLC  
3077 East Warm Springs Road, Suite #100  
Las Vegas, Nevada 89118

**RE: VAR-5531 - VARIANCE**

Dear Mr. Murtagh:

Your request for a Variance TO ALLOW 93 PARKING SPACES WHERE 180 PARKING SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED 16,009 SQUARE FOOT COMMERCIAL RETAIL CENTER on 1.55 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson), was considered by the Planning Commission on November 18, 2004.

The Planning Commission voted to recommend **DENIAL** of your request because it was determined that the requested Variance was inappropriate for this site and area, and would contribute to unacceptable traffic congestion on this and nearby sites.

This action by the Planning Commission on **November 18, 2004** 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 **November 19, 2004**.

Sincerely,

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

GL:clb

cc: Mr. David Moss  
PGAL  
5850 South Polaris Avenue, Suite #1400  
Las Vegas, Nevada 89118

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