

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



044667

March 26, 2004

Mr. Mickey Stratton
Quarterhorse Falls Estates, Limited Liability Company
5365 South Cameron Avenue, Suite #200
Las Vegas, Nevada 89118

RE: VAR-3762 - VARIANCE

Dear Mr. Stratton:

Your request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 30 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.32 acres adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack), was considered by the Planning Commission on March 25, 2004.

The Planning Commission voted to recommend **DENIAL** of your request because insufficient justification was presented to warrant a deviation from the Code.

This action by the Planning Commission on **March 25, 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 **March 26, 2004**.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

cc: Ms. Lora Dreja
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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Oscar B. Goodman
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(Mayor Pro-Tem)
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