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042245

March 10, 2004

Mr. Thomas and Mrs. Judith Miller
3088 South Highland Drive
Las Vegas, Nevada 89109

RE: VAR-3040 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 7, 2004
RELATED TO ZON-3031, SUP-3038 & SDR-3035

Dear Mr. and Mrs. Miller:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Variance TO ALLOW 36 PARKING SPACES WHERE 51 SPACES ARE REQUIRED and a Variance TO ALLOW ZERO-FOOT SIDE AND REAR SETBACKS WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 48-FOOT SETBACK FROM RESIDENTIAL PROPERTIES FOR A PROPOSED 6,000 SQUARE-FOOT RETAIL CENTER AND A PROPOSED 3,000 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR adjacent to the southeast corner of Smoke Ranch Road and Nemeth Road (APN: 138-23-110-014 and 015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

Planning and Development

1. This variance shall be subject to a one-year review on the parking.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3031), Special Use Permit (SDR-3038) and Site Development Plan Review [SDR-3035].
3. 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 Council.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

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