

PLANNING &
DEVELOPMENT



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040549

December 5, 2003

Mr. Derrell Parker
3309 Hastings
Las Vegas, Nevada 89107

RE: VAR-3196 - VARIANCE

Dear Mr. Parker:

Your request for a Variance TO ALLOW A 36-FOOT, 2-½ INCH FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED for a proposed Entry and Powder Room addition at 3309 Hastings Avenue (APN: 139-32-402-004), R-E (Residence Estates) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on December 4, 2003.

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 final approval, unless it is exercised or an Extension of Time is granted by the City Council.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 5, 2003.

Sincerely,

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Marc Lemoine
Marc Lemoine Architecture
8687 West Sahara Avenue, Suite #150
Las Vegas, Nevada 89117

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