

PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

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www.ci.las-vegas.nv.us



039032

June 27, 2003

Mr. Barry Greene
Milton Schwartz
2293 Duneville Street
Las Vegas, Nevada 89146

RE: VAR-2371 - VARIANCE

Dear Mr. Greene:

Your request for a Variance TO ALLOW ONE FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND A ONE FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED RETAIL/OFFICE BUILDING AND TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW 4-STORY, 40 FOOT HIGH BUILDINGS WHERE 2-STORY AND 35 FEET IS THE MAXIMUM PERMITTED FOR A PROPOSED APARTMENT COMPLEX BUILDING adjacent to the west side of Tonopah Drive approximately 120 feet south of Palomino Lane (APN: 139-32-803-005, 006, 007, and 008), PD (Planned Development) Zone, Ward 5 (Weekly), was considered by the Planning Commission on June 26, 2003.

The Planning Commission voted to recommend **APPROVAL** of 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 City Council.
2. Approval of and conformance to the conditions of approval for the associated Site Development Plan (SDR-2372).

Public Works

3. Structures shall not be located within existing or proposed public sewer or drainage easements.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Mr. Barry Greene
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This item will be considered by the City Council on *August 6, 2003*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Mr. Jack Gallardo
401 Mark Laney Drive, Suite #2
Henderson, Nevada 89015