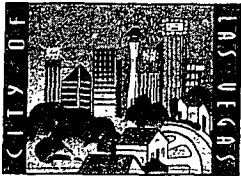


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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July 25, 2008

Mr. John Field
5715 West Alexander Avenue
Las Vegas, Nevada 89130

RE: VAR-28514 - VARIANCE

Dear Mr. Field:

Your request for a Variance TO ALLOW A 10.83-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 1.04 acres at 3920 Leon Avenue (APN 138-12-110-020), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross), was considered by the Planning Commission on July 24, 2008.

The Planning Commission voted to recommend **DENIAL** of your request as it was deemed to be a self imposed hardship.

This item will be considered by the City Council on **August 20, 2008**, 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,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Brian Pool
3920 Leon Avenue, Suite #3
Las Vegas, Nevada 89130

Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
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Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y Barlow

City Manager
Douglas A Selby

