

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 6, 2009

Ms. Cecil Fredi
2017 Pinto Lane
Las Vegas, Nevada 89106

RE: VAR-36109 - VARIANCE

Dear Ms. Cecil Fredi:

Your request for a Variance TO ALLOW A PROPOSED 6,480 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 3,882 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.03 acres at 5410 Mello Avenue (APN 125-24-302-012), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on November 5, 2009.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning and Development

1. Site development shall comply with revised plans and elevations date stamped 11/04/09.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. The proposed driveway accessing the accessory structure shall meet City of Las Vegas Standards for the number of driveways allowed and dimensions.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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This action by the Planning Commission on *November 5, 2009* 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 *November 6, 2009*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl