

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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May 14, 2010

Ms. Lilly Guerrero
4500 North Cerritos Drive
Long Beach, California 90807

**RE: VAR-37980 - VARIANCE
PLANNING COMMISSION MEETING OF MAY 27, 2010**

Dear Ms. Guerrero:

Your request for a Variance TO CREATE FOUR 56-FOOT WIDE LOTS WHERE 65-FOOT WIDE LOTS ARE THE MINIMUM REQUIRED on 0.73 acres adjacent to the east side of Pecos Street, approximately 110 feet south of Sunrise Avenue (APN 140-31-401-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese), was considered by the Planning Commission on May 27, 2010.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all code as required by the Building and Safety Department.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on May 27, 2010 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.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gaspar Andrade
3157 Batavia Drive
Las Vegas, Nevada 89102

Mayor
Oscar B. Goodman

City Council
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(Mayor Pro Tem)
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