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October 22, 2010

Mr. Terry Bratton
Clark County Legal Services Program
800 South Eighth Street
Las Vegas, Nevada 89101

**RE: VAR-39099 - VARIANCE RELATED TO VAR-39100 AND SDR-39098
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bratton:

Your request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APNs 139-34-410-244 and 245), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39100) and Site Development Plan Review (SDR-39098) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit for the principal structure has been issued. An Extension of Time may be filed for consideration by the City of Las Vegas.

This action by the Planning Commission on **October 21, 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 as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,


Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Russell Rowe
The Capitol Company
10100 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

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

