



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

October 22, 2010

Mr. Jim Davis
Rancho Torrey Development, LLC
3638 North Rancho Drive
Las Vegas, Nevada 89130

**RE: VAR-39487 - VARIANCE RELATED TO SUP-39488 AND SDR-39485
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Davis:

Your request for a Variance TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross), 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 Special Use Permit (SUP-39488) and Site Development Plan Review (SDR-39485) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

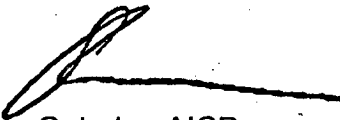
City Manager
Elizabeth N. Fretwell



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This action by the Planning Commission on **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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Gary Wegner
Copper Sands, Inc.
3602 East Greenway Road, Suite #104
Phoenix, Arizona 85032

Mr. Richard Gallegos
Pacific Design Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052