



LAS VEGAS CITY COUNCIL

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CITY MANAGER

May 11, 2011

Ms. Nannette Ellis  
Mr. Johnny Pappas  
1125 Cashman Drive  
Las Vegas, Nevada 89102

**RE: VAR-41321 - VARIANCE  
PLANNING COMMISSION MEETING OF MAY 10, 2011**

Dear Applicant:

Your request for a Variance TO ALLOW AN EXISTING 595 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WITH A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, ZERO FEET OF SEPARATION FROM THE PRIMARY STRUCTURE WHERE SIX FEET IS REQUIRED, AND WHICH IS NOT AESTHETICALLY COMPATIBLE WITH THE PRIMARY STRUCTURE on 0.48 acres at 1125 Cashman Drive (APN 162-05-112-017), R-E (Residence Estates) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on May 10, 2011.

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

**Planning**

1. An administrative review shall be required one year after issuance of a building permit.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on June 15, 2011, 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb