



LAS VEGAS CITY COUNCIL

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March 9, 2011

Mr. Jorge Cervantes
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

RE: VAR-40799 - VARIANCE
PLANNING COMMISSION MEETING OF MARCH 8, 2011

Dear Mr. Cervantes:

Your request for a Variance TO ALLOW AN EIGHT-FOOT HIGH SOLID WALL WITH A 25-INCH WROUGHT IRON TOP WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on March 8, 2011.

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

Planning

1. Conformance to the approved conditions for Rezoning (ZON-18755) and Site Development Plan Reviews (SDR-18751), (SDR-37021) and (SDR-38563), except as amended herein.
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.

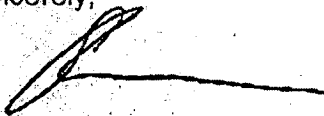
CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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This action by the Planning Commission on **March 8, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the 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 **March 21, 2011**. 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. Pat Klenk
WESTAR Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101