



June 22, 2017

**LAS VEGAS  
CITY COUNCIL**

Carolyn G. Goodman  
Mayor

Steven D. Ross  
Mayor Pro Tem

Lois Tarkanian  
Ricki Y. Barlow  
Stavros S. Anthony  
Bob Coffin  
Bob Beers

Elizabeth N. Fretwell  
City Manager

Mr. Dean Bryan  
ADKD Holding, LLC  
4485 West Sunset Road  
Las Vegas, Nevada 89118

**RE: VAR-69261 [PRJ-68932] - VARIANCE RELATED TO VAR-69339 AND  
SDR-69262  
CITY COUNCIL MEETING OF JUNE 21, 2017**

Dear Mr Bryan

The City Council at a regular meeting held on June 21, 2017 voted to **APPROVE** a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A MINIMUM OF 54 FEET IS REQUIRED on 0.94 acres at 3991 Vegas Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-68932].

This approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-69339) and Site Development Plan Review (SDR-69262) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19 16 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein

**CITY HALL**  
495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011  
TTY 711



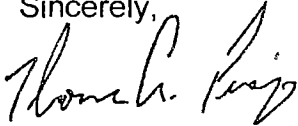
cityoflasvegas  
lasvegasnevada.gov



Mr. Dean Bryan  
ADKD Holding, LLC  
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The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2017

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo". The signature is written in a cursive style with a large initial "T" and "P".

Thomas A. Perrigo  
Director  
Department of Planning

TAP.PL:clb