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September 7, 2017

Mr. George T. Lopez
Drea359, LLC
1528 Castle Crest Drive
Las Vegas, Nevada 89117

**RE: ABEYANCE ITEM - VAR-70791 [PRJ-68723] - VARIANCE RELATED TO SDR-70792
CITY COUNCIL MEETING OF SEPTEMBER 6, 2017**

Dear Applicant:

The City Council at a regular meeting held on September 6, 2017 voted to **APPROVE** a request for a Variance TO ALLOW AN EIGHT-FOOT TALL WROUGHT IRON FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET IS ALLOWED on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-68723].

This approval is subject to the following conditions:

Planning

1. Conformance to the approved conditions for, Special Use Permit (SUP-48810) and Site Development Plan Review (SDR-48811).
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.

Las Vegas City Council

Carolyn G. Goodman *Mayor*

Lois Tarkanian *Mayor Pro Tem* | Ricki Y. Barlow | Stavros S. Anthony | Bob Coffin | Steven G. Seroka | Michele Fiore

Office of the City Manager

Scott D. Adams *City Manager*

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

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

The Notice of Final Action was filed with the Las Vegas City Clerk on September 7 2017.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS:PL:clb

cc: Mr. James P. Lopez
JPL Engineering
6725 S. Eastern Avenue, Suite #5
Las Vegas, Nevada 89119