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**LAS VEGAS
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DIRECTOR

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cityoflasvegas
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June 18, 2020

Mr. Joshua Ritson
Patvakanyan Gohar
5226 Misty Morning Drive
Las Vegas, Nevada 89118

**RE: VAR-78457 [PRJ-78383] - VARIANCE RELATED TO VAR-78458
AND SDR-78459
CITY COUNCIL MEETING OF JUNE 17, 2020**

Dear Mr. Ritson:

The City Council at a regular meeting held on June 17, 2020 voted to **APPROVE** a request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.16 acres at 935 South Decatur Boulevard (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78383].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-78458) and Site Development Plan Review (SDR-78459) shall be required, if approved.
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.

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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 June 18, 2020.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Landon Christopherson
DLC Consulting
2885 East Quail Avenue
Las Vegas, Nevada 89120