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/city of las vegas

August 12, 2015

Mr. Patrick Masachi
EMA Holdings LLC
8965 S. Eastern Avenue, Ste. 120B
Las Vegas, Nevada 89123

**RE: EOT-59659 - EXTENSION OF TIME RELATED TO EOT-59733 -
VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 11, 2015**

Dear Applicant:

Your request for an Extension of Time of an approved Variance (VAR-49174) TO ALLOW TWO 2,600 SQUARE-FOOT SPACES WHERE A MINIMUM SPACE OF 4,000 SQUARE FEET IS REQUIRED on 1.7 acres at 4221 Stewart Avenue (APN 140-31-602-002), R-MHP (Residential Mobile/Manufactured Home Park) Zone, Ward 3 (Coffin), was considered by the Planning Commission on August 11, 2015.

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

Planning

1. This Variance (VAR-49174) shall expire on June 11, 2017 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Variance (VAR-59174), Site Development Plan Review (SDR-49173) and all other site related actions as required by the Department of Planning and Department of Public Works.

This action by the Planning Commission on **August 11, 2015** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 24, 2015**. 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,

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

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