



October 12, 2011

Ms. Pam Ufer
Lutheran Evangelical Church
301 South Maryland Parkway
Las Vegas, Nevada 89101

**RE: VAR-42845 - VARIANCE RELATED TO SDR-42843
PLANNING COMMISSION MEETING OF OCTOBER 11, 2011**

Dear Ms. Ufer:

Your request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK FOR A SHADE STRUCTURE WHERE FIVE FEET IS REQUIRED on 0.77 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential) Zone, Ward 3 (Coffin), was considered by the Planning Commission on October 11, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request.

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-42843) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0007-53) and Special Use Permit (U-0006-80).
3. 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.
4. 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.

LAS VEGAS CITY COUNCIL

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **November 16, 2011**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. *The Council requires that you or your representative be present at this meeting.* If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Sam Dunnam
Poggemeyer Design Group, Inc.
6960 Smoke Ranch Road
Las Vegas, Nevada 89128