



LAS VEGAS
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CITY MANAGER

May 9, 2012

Mr. and Mrs. Thomas Masson
7642 Lake Louise Avenue
Las Vegas, Nevada 89131

**RE: VAR-44385 - VARIANCE
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Mr. and Mrs. Masson:

Your request to reinstate a previously approved Variance (VAR-5227) TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND TO ALLOW A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 0.92 acres at 9080 Bart Street and 7642 Lake Louise Avenue (APNs 125-09-511-004 and 007), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Ross), was considered by the Planning Commission on May 8, 2012.

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

Planning

1. Conformance to the conditions of approval for Special Use Permit (SUP-4558).
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 OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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This action by the Planning Commission on **May 8, 2012** 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 21, 2012**. 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. and Mrs. Kevin Miller
9080 Bart Street
Las Vegas, Nevada 89131

Mr. Scott Ruedy
Cardno WRG
10649 Jeffreys Street
Henderson, Nevada 89052

Mr. Brian DeFilippis
DR Horton, Inc.
330 Carousel Parkway
Henderson, Nevada 89014