



April 11, 2012

Mr. Jose Garcia  
4174 Heller Drive  
Las Vegas, Nevada 89115

**RE: VAR-44656 - VARIANCE RELATED TO GPA-44653, ZON-44654 AND  
SDR-44655  
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Mr. Garcia:

Your request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO ALLOW A THREE-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY REQUIRES FIVE FEET ALONG THE WEST PROPERTY LINE on 0.20 acres at 2041 Ballard Drive (APN 162-02-514-009), Ward 3 (Coffin), was considered by the Planning Commission on April 10, 2012.

The Planning Commission voted to recommend **DENIAL** of your request because it determined that the proposed use would not be compatible with the surrounding land uses.

This item will be considered by the City Council on **May 16, 2012**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. David Strait  
DW Strait Architecture  
1223 Heather Oaks Way  
North Las Vegas, Nevada 89031

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11

