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CITY MANAGER

August 15, 2012

Mr. Matt Connolly
CE Eagle Spirit, LLC
1436 Second Street, Suite #284
Napa, California 94559

**RE: VAR-45850 - VARIANCE RELATED TO SDR-45852
PLANNING COMMISSION MEETING OF AUGUST 14, 2012**

Dear Mr. Connolly:

Your request for a Variance TO ALLOW 343 PARKING SPACES WHERE 345 SPACES ARE REQUIRED on 8.77 acres at 2400 East Bonanza Road (APN 139-35-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on August 14, 2012.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-45852).
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 **August 14, 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 **August 27, 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. Edward Walker
Wells Fargo Bank
3511 Boulder Highway
Las Vegas, Nevada 89121-1535

Mr. Rob Jacknewitz
Permit Consultants, Inc.
2324 Hampton Avenue
Saint Louis, Missouri 63139