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June 12, 2013

Mr. Jaime Lopez  
5080 Winter Avenue  
Las Vegas, Nevada 89130

**RE: ABEYANCE - VAR-48827 - VARIANCE RELATED TO VAR-48828 AND  
SDR-48826  
PLANNING COMMISSION MEETING OF JUNE 11, 2013**

Dear Mr. Lopez:

Your request for possible action on a request for a Variance TO ALLOW A 14-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony), was considered by the Planning Commission on June 11, 2013.

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

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-48828) and Site Development Plan Review (SDR-48826) shall be required, if approved.
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.

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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 11, 2013** 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 **June 24, 2013**. 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,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:clb

cc: Mr. Jaime Lopez  
Concrete Solutions  
11245 Gallery Echo Street  
Las Vegas, Nevada 89141

Mr. David Turner  
1210 Hinson Street  
Las Vegas, Nevada 89102