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CITY MANAGER

June 12, 2013

Mr. Jerry Appelhans
JADA Holdings, LLC
210 North Royal Ascot Drive
Las Vegas, Nevada 89144

**RE: VAR-49180 - VARIANCE RELATED TO ZON-49179 AND SDR-49181
(PRJ-49067)
PLANNING COMMISSION MEETING OF JUNE 11, 2013**

Dear Mr. Appelhans:

Your request for possible action on a request for a Variance TO ALLOW OUTDOOR STORAGE WITHIN THE EAST, WEST AND SOUTH REQUIRED SETBACK AND LANDSCAPE BUFFER AREAS WHERE SUCH IS NOT ALLOWED on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow) [PRJ-49067], was considered by the Planning Commission on June 11, 2013.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Approval of a Rezoning (ZON-49179) and approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SDR-49181) shall be required, if approved.
2. Outdoor storage materials along the west property line shall be screened by a solid eight-foot tall device in conformance with Title 19.08.040(E)(4).
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.

CITY OF LAS VEGAS
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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 July 24, 2013, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Ms. Peyta Balova
Balova Engineering
6130 Elton Avenue
Las Vegas, Nevada 89107