



August 14, 2013

Ms. Erika Ayala
1605 Fremont Street
Las Vegas, Nevada 89101

**RE: VAR-50102 - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 13, 2013**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Ms. Ayala:

Your request for possible action on a request for a Variance TO ALLOW A MINIMUM OF FOUR PARKING SPACES WHERE EIGHT PARKING SPACES IS REQUIRED on 0.19 acres at 2104 Sunrise Avenue (APN 139-35-812-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin), was considered by the Planning Commission on August 13, 2013.

The Planning Commission voted to **DENY** your request because it determined that the hardship is self-imposed by intensifying the density of the site without accommodating the required parking.

This action by the Planning Commission on **August 13, 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 **August 26, 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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Adolfo Orozco
1605 Fremont Street
Las Vegas, Nevada 89101

Mr. Jackson Byron
1605 Fremont Street
Las Vegas Nevada 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
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