



August 14, 2013

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

**RE: VAR-50103 - VARIANCE  
PLANNING COMMISSION MEETING OF AUGUST 13, 2013**

Dear Ms. Ayala:

Your request for possible action on a request for a Variance TO ALLOW A MINIMUM OF SIX PARKING SPACES WHERE 10 PARKING SPACES IS REQUIRED on 0.22 acres at 2100 Sunrise Avenue (APN 139-35-812-020), 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,

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

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

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
BUSINESS LICENSING DIVISION  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
6TH FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6281

FAX 702.382.6642

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)