



LAS VEGAS
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CITY MANAGER

February 12, 2014

Mr. Gary Vause
Vause Family Trust
3020 Plaza De Monte
Las Vegas, Nevada 89102

**RE: VAR-51414 - VARIANCE RELATED TO ZON-51413, SUP-51415 AND SDR-51412
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2014**

Dear Applicant:

Your request for a Variance TO ALLOW A 23-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.70 acres at 2301 and 2319 West Charleston Boulevard (APNs 162-05-511-015 and 016), C-D (Designed Commercial) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian), was considered by the Planning Commission on February 11, 2014.

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

Planning

1. Approval of a Rezoning (ZON-51413) and approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-51415) and Site Development Plan Review (SDR-51412) 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.
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
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This item will be considered by the City Council on March 19, 2014, 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,



Doug Rankin AICP
Planning Manager
Case Planning Division

DR:nl

cc:

Mr. Ted Watson
JP Morgan/Chase
201 North Central Avenue, Floor 25
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Phoenix, Arizona 85004

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