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December 11, 2013

Mr. Stephen Paul
4442 Paseo El Rio Drive
Las Vegas, Nevada 89121

RE: VAR-51772 - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 10, 2013

Dear Mr. Paul:

Your request for possible action on a request for a Variance TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE A 35 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.47 acres at 1341 Crystal Mountain Drive (APN 163-03-110-003), R-E (Residence Estates) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 10, 2013.

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

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. 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
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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Public Works

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **December 10, 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 **December 23, 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. Robert Ballew
Kubota Engineering
5125 West Oquendo Road, Suite #4
Las Vegas, Nevada 89118