



**LAS VEGAS
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CITY MANAGER

August 12, 2015

Mr. Ian Hauff
Gareve Family Trust
844 N. Rainbow Blvd., Ste. 104
Las Vegas, Nevada 89107

**RE: VAR-59875 [PRJ-59851] - VARIANCE
PLANNING COMMISSION MEETING OF AUGUST 11, 2015**

Dear Applicant:

Your request for a Variance TO ALLOW A PROPOSED SINGLE-FAMILY DWELLING 20 FEET FROM THE FRONT PROPERTY LINE WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND 18 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED at 9455 West Centennial Parkway (APN 125-30-502-038), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-59851], was considered by the Planning Commission on August 11, 2015.

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.

This action by the Planning Commission on **August 11, 2015** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 24, 2015**.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.7463
TTY 7-1-1
www.lasvegasnevada.gov



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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 that reads "Andrew P. Reed". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Mr. Jonathan Jones
ULTRYX Design Group
9755 W. Charleston Blvd.
Las Vegas, Nevada 89117