



**LAS VEGAS
CITY COUNCIL**

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CITY MANAGER

December 9, 2015

Mr. James Harrison
Threes Js
18 Colleton River Drive
Henderson, Nevada 89052

**RE: VAR-61754 [PRJ-61576] - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

Dear Applicant:

Your request for a Variance TO ALLOW 41 PARKING SPACES WHERE 63 PARKING SPACES ARE REQUIRED FOR AN EXISTING RESTAURANT on 0.28 acres at 3839 West Sahara Avenue, Suite #9 (APN 162-07-512-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61576], was considered by the Planning Commission on December 8, 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 **December 8, 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 **December 21, 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 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

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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, appearing to read 'P. Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Section Manager
Current Planning

PL:nl

cc:

Prachatouch Thongo Thhaisiri
3839 W. Sahara Avenue, Ste. 9
Las Vegas, Nevada 89102