



**LAS VEGAS
CITY COUNCIL**

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ELIZABETH N. FRETWELL
CITY MANAGER

December 9, 2015

Mr. Xavier Seto
Azure Development LLC
825 Roseberry Drive
Las Vegas, Nevada 89138

**RE: VAR-61860 [PRJ-61836] - VARIANCE RELATED TO SDR-61862
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

Dear Applicant:

Your request for a Variance TO ALLOW A 44-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 105 FEET IS THE MINIMUM REQUIRED on 1.43 acres on the south side of Azure Drive, approximately 455 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-61836], was considered by the Planning Commission on December 8, 2015.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-61862) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0076-98) and Site Development Plan Review [Z-0076-98(20)].
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1

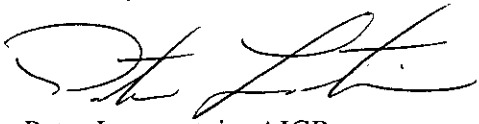
www.lasvegasnevada.gov



/city of las vegas

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**. 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 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Section Manager
Current Planning

PL:nl