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CITY COUNCIL**

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CITY MANAGER

January 13, 2016

Craighton Jay
Four Fours LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

**RE: VAR-62274 [PRJ-62133] - VARIANCE RELATED TO ZON-62272 AND SDR-62275
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Variance TO ALLOW SIDE YARD SETBACKS THAT RANGE FROM ZERO FEET TO 44 FEET WHERE 50 FEET IS REQUIRED FOR EXISTING AND PROPOSED BUILDINGS on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED M: (Industrial)], Ward 5 (Barlow) [PRJ-62133], was considered by the Planning Commission on January 12, 2016.

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

Planning

1. Approval of Rezoning (ZON-62272) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-62275) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-43990), Variances (VAR-49041 and VAR-49049) and Site Development Plan Reviews (SDR-39147 and SDR-48917), except as amended herein.
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. The non-permitted structures on-site shall be removed within 180 day or all necessary building permits and final inspections shall be obtained within 180 days of the date of final approval of this application.
5. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
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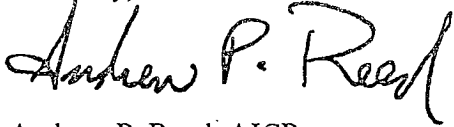
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on February 17, 2016, 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,



Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Ms. Kristen Neuman
1200 South 4th Street, Ste. 206
Las Vegas, Nevada 89104