



January 13, 2016

Mr. Jim Gallegos
SaharaRye-Pure, LLC
5515 Balcones Drive
Austin, Texas 78731

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: VAR-62318 [PRJ-61919] - VARIANCE RELATED TO SDR-62317
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 39 FEET WHERE A MINIMUM OF 60 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919], was considered by the Planning Commission on January 12, 2016.

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-62317) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 **January 12, 2016** 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 **January 25, 2016**.

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

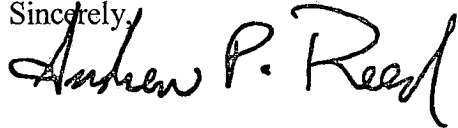
VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

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,



Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Mr. Jim Gallegos
Pure Partners
5515 Balcones Drive
Austin, Texas 78731

Ms. Elizabeth Hughes
SCM Solutions
1281 E. Magnolia Unit D #186
Fort Collins, Colorado 80512