



June 14, 2017

Mr. Bradley Aaronson  
BG Developer, LLC & BG Las Vegas, LLC  
4700 Wilshire Blvd.  
Los Angeles, California 90010

**LAS VEGAS  
CITY COUNCIL**

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Mayor

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Mayor Pro Tem

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**DEPARTMENT OF  
PLANNING**

Thomas A. Perrigo  
Director

**RE: VAR-70397 [PRJ-70176] - VARIANCE RELATED TO SUP-70395, SUP-70396 AND SDR-70398  
PLANNING COMMISSION MEETING OF JUNE 13, 2017**

Dear Applicant:

Your request for a Variance TO ALLOW A 10-FOOT TALL WALL IN THE FRONT SETBACK AREA WHERE FIVE FEET WITH THE TOP THREE FEET BEING 50 PERCENT OPEN IS THE MAXIMUM ALLOWED on 1.28 acres at 200 East Ogden Avenue (APNs 139-34-510-001 through 004), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-70176], was considered by the Planning Commission on June 13, 2017.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-70395), Special Use Permit (SUP-70396) and Site Development Plan Review (SDR-70398) shall be required.
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.

DEVELOPMENT  
SERVICES CENTER  
333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301  
702.474.0352 | FAX  
TTY 711



cityoflasvegas  
lasvegasnevada.gov



This action by the Planning Commission on **June 13, 2017** 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 **June 26, 2017**. 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

cc:

Mr. Todd McBryer  
Breslin Builders  
5525 Polaris Avenue, Ste. B  
Las Vegas, Nevada 89118