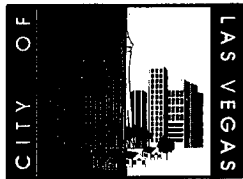


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



040679

December 19, 2003

Mr. Donald Zeiter
P. O. Box 30965
Las Vegas, Nevada 89173

RE: VAR-3248 - VARIANCE

Dear Mr. Zeiter:

Your request for a Variance TO ALLOW AN EIGHT FOOT TALL WALL WHERE FOUR FEET WITH THE TOP TWO FEET 50% OPEN IS THE MAXIMUM HEIGHT PERMITTED ALONG THE FRONT PROPERTY LINE OF A SINGLE FAMILY RESIDENCE at 8280 Via Olivero Avenue (APN: 163-04-404-004), R-E (Residence Estate) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on December 18, 2003.

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

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied.
2. The applicant shall obtain the necessary building permits for construction of the wall/fence as required by the Planning and Development Department.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

4. All perimeter walls installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all access drives and abutting street intersections.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on **December 18, 2003**.

Sincerely,

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

