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038570

August 8, 2003

Mr. Ramiro Bravo
2020 East Mesquite Avenue
Las Vegas, Nevada 89101

RE: VAR-2366 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 6, 2003

Dear Mr. Bravo:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Variance TO ALLOW A NINE FOOT FOUR INCH (9'-4") CORNER SIDE YARD SETBACK WHERE FIFTEEN FEET IS THE MINIMUM REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE at 2020 East Mesquite Avenue (APN: 139-35-514-012), R-1 (Single Family Residential). The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. 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.
2. Conformance to all requirements as set forth by the Department of Building and Safety.
3. The detached accessory structure is prohibited from being used as a guest house/casita as defined under Title 19.04.020.
4. The Building Department may require fees including but not limited to investigation fees, appeal fees, double permit fees, plan review fees, and permit fees.

Sincerely,

Diana Davis
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services