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April 19, 2001

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Mr. Bart Maybie
CBC Financial
900 West Bonanza Road
Las Vegas, Nevada 89106

RE: V-0003-01 - VARIANCE
CITY COUNCIL MEETING OF APRIL 4, 2001

Dear Mr. Maybie:

The City Council at a regular meeting held April 4, 2001 APPROVED the request for a Variance TO ALLOW AN EIGHT-FOOT TALL SOLID BLOCK WALL WHERE A SIX FOOT TALL WALL WITH THE TOP FOUR FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD AREA at 1001 McWilliams Avenue (APN: 139-28-703-005), R-3 (Medium Density Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 5, 2001. This approval is subject to:

Planning and Development

1. This Variance shall be amended to allow an eight-foot tall wall, consisting of a six-foot high component of decorative block topped with a two-foot tall component of wrought iron.
2. If this Variance is not exercised within two (2) years after the approval by City Council, then this Variance shall be void unless an Extension of Time is granted.
3. Submit complete plans and structural calculations to the Department of Building and Safety for review and permit.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

CITY OF LAS VEGAS
400 STEWART AVENUE
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Public Works

6. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcels to the east and south prior to the issuance of any permits.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Doug Purvis
Purvis Architects
2880 Meade Avenue, Suite #203
Las Vegas, Nevada 89102