



008610

February 26, 2001

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

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
MICHAEL J. McDONALD  
LARRY BROWN  
YNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

**RE: V-0003-01 - VARIANCE**

Dear Mr. Maybie:

Your 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, Ward 5 (Weekly), was considered by the Planning Commission on February 22, 2001.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**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  
LAS VEGAS, NEVADA 89101

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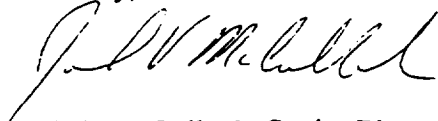
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**Public Works**

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.

This item will be considered by the City Council on April 4, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:clb

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