



001090

May 3, 2000

PKL, Limited Liability Company, Et Al
330 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: V-0002-00 - VARIANCE

Dear Applicant:

Your request for a Variance on property located at 544 East Sahara Avenue, 2320 and 2314 South Sixth Street TO ALLOW A 10 FOOT SIDE AND REAR YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 69 FOOT REAR AND SIDE YARD SETBACKS AND TO ALLOW A 7.5 FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK REQUIRED, AND TO ALLOW 15 PARKING SPACES WHERE 17 IS THE MINIMUM NUMBER OF PARKING SPACES ALLOWED, R-2 (Medium-Low Density Residential) and PR (Professional Office and Parking) Zone, Pending C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), APN: 162-03-421-020, 021, 022, was considered by the Board of Zoning Adjustment on May 2, 2000.

The Board of Zoning Adjustment unanimously voted to DENY your request because there was insufficient justification presented to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on May 2, 2000 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Board of Zoning Adjustment's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on May 3, 2000.

Sincerely,

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

JVM:rlr

cc: Mr. Dean O'Bannon
General Equities Corporated
2970 West Sahara Avenue, Suite 102
Las Vegas, Nevada 89102

Mr. Harold P. Foster
3230 Polaris Avenue, Suite 23
Las Vegas, Nevada 89102

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