



000655



February 3, 2000

Mrs. Lisa Chenoweth
8640 Castle Ridge Avenue
Las Vegas, Nevada 89029

RE: V-89-99 - VARIANCE

Dear Mrs. Chenoweth:

Your request for a Variance on property located at 8640 Castle Ridge Avenue TO ALLOW AN EIGHT FOOT TALL BLOCK WALL WHERE A SIX FOOT TALL BLOCK WALL IS THE MAXIMUM ALLOWED, R-CL (Residential Compact Lot) Zone, Ward 4 (Brown), APN: 138-08-512-145, was considered by the Board of Zoning Adjustment on February 1, 2000.

The Board of Zoning Adjustment unanimously voted to recommend APPROVAL of your request, subject to the following:

1. Conformance to the Site Plan and Elevations.
2. City Code requirements and design standards of all City departments which are not affected by approval of this Variance must be satisfied.
3. The height of the wall shall be measured from the side with the least vertical exposure.
4. Conformance to all conditions of approval for the El Capitan Ranch Unit 8 Subdivision and all other site related actions as required by the Departments of Planning and Development and Public Works.
5. The rear wall shall be allowed to be a maximum of six feet, eight inches, and the side walls shall not be raised from the present height.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

www.ci.las-vegas.nv.us

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This item will be considered by the City Council March 15, 2000, 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 choose 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:rlr

cc: Mr. Tim C. Ayala
4600 Sunset Road, Suite 148
Henderson, Nevada 89014