



000857

February 3, 2000

Richard J. and Calina L. McElroy  
1026 East Glendora Avenue  
Orange, California 92865

RE: V-0103-99 - VARIANCE

Dear Mr. and Mrs. McElroy:

Your request for a Variance on property located at 2116 Shadow Mountain Place, TO ALLOW A 10 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, R-1 (Single Family Residential) Zone, Ward 6 (Mack) APN: 138-24-214-017, 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. Submit complete building plans to Building and Safety Department for review and permit.
2. All development must be in conformance with the plot plan and elevations.
3. City Code requirements and design standards of all City Departments must be satisfied.
4. If the Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
5. A "Special Inspection" ordered by the applicant and completed by the Building and Safety Department prior to the item going before City Council, to ensure structural soundness.

CITY OF LAS VEGAS  
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LAS VEGAS, NEVADA 89101

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and Mrs. McElroy  
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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. Arvin Kimbrough  
1721 Timber Lane  
Las Vegas, Nevada 89108