



007013

November 23, 1999

Mr. James Kinard
4121 West Sahara
Las Vegas, Nevada 89102

RE: V-82-99 - VARIANCE

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Dear Mr. Kinard:

The City Council at a regular meeting held November 17, 1999 APPROVED the request for a Variance on property located at 7909 Rockwind Court, TO ALLOW A 16.5 FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED, R-E (Residence Estates) Zone, Ward 1, (McDonald), APN: 163-04-813-008. The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 1999. This approval is subject to:

1. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet and shall prevent a vehicle parked in the driveway from encroaching into the vehicular or pedestrian travel corridor, as required by the Department of Public Works.
2. Site Development to comply with all applicable conditions of approval for the Via Olivero Springs subdivision, all other site-related actions, and all ordinance amendments enacted subsequent to the original approval, as required by the Planning and Development Department and the Department of Public Works.
3. All development shall be in conformance with the submitted site plan and elevations.
4. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/vwd

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

Mr. Steven Yanke
Westpoint Development Group, Inc.
3930 West Ali Baba Lane
Las Vegas, Nevada 89118

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