



006789

October 6, 1999

Mr. Daniel J. Weber
Atrium One Limited
242 West Main Street, Suite 104
Tustin, California 92780

RE: V-80-99 - VARIANCE

Dear Mr. Weber:

Your request for a Variance on property located at 7401 West Washington Avenue TO ALLOW AN 11 FOOT TALL BLOCK WALL WHERE 6 FEET IS THE MAXIMUM HEIGHT ALLOWED, R-PD 14 (Residential Planned Development - 14 Units Per Acre) and R-PD20 (Residential Planned Development - 20 Units Per Acre) Zones, Ward 2 (L.B. McDonald), APNs: 138-27-301-003, 004, 005, 009, was considered by the Board of Zoning Adjustment on October 5, 1999.

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

1. Submit complete plans and structural calculations to the Department of Building and Safety for review and permit.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. Conformance to all applicable original conditions of approval of Z-71-94, all subsequent actions and all ordinance amendments enacted subsequent to the original approval.
4. All development shall be in conformance with the submitted site plan and elevations.
5. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

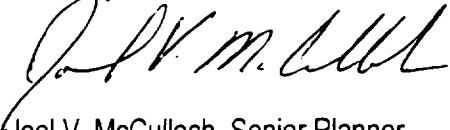
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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Mr. Daniel J. Weber
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This item will be considered by the City Council November 17, 1999, 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. David Benjamin
7401 Washington Avenue
Las Vegas, Nevada 89128