



October 6, 1999



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

RE: V-82-99 - VARIANCE

Dear Mr. Kinard:


Your 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, 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. 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.

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

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