



October 6, 1999



Dr. Leon H. Steinberg
2300 South Rancho Drive
Las Vegas, Nevada 89102

RE: V-83-99 - VARIANCE

Dear Dr. Steinberg:

Your request for a Variance on property located at 2200 and 2300 Rancho Drive TO ALLOW TWO PARKING STRUCTURES TO BE THREE AND ONE-HALF STORIES TALL WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED, AND TO ALLOW TWO OFFICE BUILDINGS TO BE FIVE STORIES TALL WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED, P-R (Professional Office and Parking), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, pending O (Office) Zone, Ward 1 (McDonald), APN: 162-04-401-001, 002 and 003, 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. All development shall be in conformance with the submitted site plans and elevations.
2. City Code requirements and design standards of all City Departments not affected by approval of this Variance must be satisfied.
3. Conformance to all Conditions of Approval for Z-41-99>

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. Edward A. Vance
JMA Architecture Studios
10150 Covington Cross Drive
Las Vegas, Nevada 89144

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