



October 6, 1999

Mr. and Mrs. M. Garrison  
1904 South Birch Street  
Las Vegas, Nevada 89102

RE: V-79-99 - 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. and Mrs. Garrison:

Your request for a Variance on property located at 1904 South Birch Street TO ALLOW A PROPOSED PORTE-CO-CHERE 14 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, R-1 (Single Family Residential) Zone, Ward 1 (McDonald), APN: 162-04-312-036, 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 must be in conformance with the site plan and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
3. The porte-cochere must remain open on all sides such as not to create sight visibility problems, as required by the Department of Public Works.

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,

A handwritten signature in cursive script, appearing to read "Joel V. McCulloch".

Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:rtf

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