



September 9, 1999



006783

Mr. Donald Barton  
Clark County  
500 South Grand Central Parkway 5th Floor  
Las Vegas, Nevada 89155-1733

RE: V-78-99 - VARIANCE

Dear Mr. Barton:

Your request for a Variance on property located on the south side of Kenyon Place approximately 300 feet east of Shadow Lane TO ALLOW 45 PARKING SPACES WHERE 59 IS THE MINIMUM REQUIRED FOR PHASE ONE (FIRST FLOOR), AND TO TEMPORARILY ALLOW 0 PARKING SPACES WHERE 59 IS THE MINIMUM REQUIRED FOR PHASE TWO (SHELL ONLY), PD (Planned Development) Zone Ward 1 (McDonald), APN: 139-33-305-004, was considered by the Board of Zoning Adjustment on September 7, 1999.

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

1. Provide the parking for the second floor prior to obtaining the building permits for the tenant improvements.
2. All development must be in conformance with the plot plan and elevations.
3. City Code requirements and design standards of all City Departments which are not affected by approval of this Variance must be satisfied.
4. The applicant must submit for review an application for a Site Development Plan Review to the Planning and Development Department.

This item will be considered by the City Council on October 20, 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  
Current Planning Division

JVM:rlr

MAYOR  
OSCAR B. GOODMAN

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