

PLANNING &
DEVELOPMENT
DEPARTMENT



DEVELOPMENT
SERVICES CENTER

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006772

July 12, 1999

Mr. Dennis Watts
System Capital Real Property Corporation, A Delaware Corporation
820 Rancho Lane, Suite 85
Las Vegas, Nevada 89106

RE: V-49-99 - VARIANCE

Dear Mr. Watts:

Your request for a Variance on property located at 7171 Ann Road TO ALLOW A PROPOSED 100 FOOT HIGH FLAG POLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED IN CONJUNCTION WITH AN APPROVED AND PARTIALLY CONSTRUCTED PROPOSED CONVENIENCE STORE/GAS STATION, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under resolution of intent to PD (Planned Development), Ward 4 (Brown), APN: 125-34-502-001, was considered by the Board of Zoning Adjustment on July 6, 1999.

The Board of Zoning Adjustment voted to APPROVE your request, subject to the following:

1. All development must be in conformance with the plot plans and elevations.
2. City Code requirements and design standards of all City Departments which are not affected by the approval of this Variance must be satisfied.
3. The flag pole shall only be permitted to fly a flag of the United States.
4. The Department of Public Works requires that all previous conditions of approval for Z-74-97, Site Development Plan Review Z-74-97(1), the Rio Vista Plaza commercial subdivision, and all other site-specific conditions of approval are ultimately complied with.

This action by the Board of Zoning Adjustment on July 6, 1999 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Board of Zoning Adjustment's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on July 7, 1999.



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Building permits or business licenses cannot be acted upon until after the ten day review period has elapsed or after the required hearing on any appeal or review.

Sincerely,

A handwritten signature in black ink that reads "David Petrovich". The signature is written in a cursive, flowing style.

David Petrovich, Planning Supervisor
Current Planning Division

DP:rlr

cc: Mr. Joe Gengo
Terrible Herbst Oil
5195 South Las Vegas Boulevard
Las Vegas, Nevada 89118