

PLANNING &
DEVELOPMENT
DEPARTMENT



DEVELOPMENT
SERVICES CENTER

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July 12, 1999

Mr. Scott R. Gearing
Camp Bob, Limited Liability Company
2929 Alta Drive
Las Vegas, Nevada 89107

RE: V-52-99 - VARIANCE

Dear Mr. Gearing:

Your request for a Variance on property located at 2929 and 2939 Alta Drive TO ALLOW SEVEN EXISTING KITCHENS WHERE ONE KITCHEN IS ALLOWED IN CONJUNCTION WITH THE PROPOSED LINKING OF TWO EXISTING SINGLE-FAMILY DWELLINGS, R-A (Ranch Acres) Zone, Ward 1 (McDonald), APN's: 139-32-304-005 and 006, 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. Construct all incomplete half-street improvements on Alta Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. Alternatively, at the discretion of the City Planning Engineer, some or all such improvements may be deferred subject to the applicant entering into a Covenant Running with Land agreement to guarantee future compliance with this condition.
4. Remove all substandard public street improvements and unused driveway cuts on Alta Drive adjacent to this site, if any, and replace with new improvements meeting current City Standards, concurrent with on-site development activities as required by the Department of Public Works.



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5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. The applicant agrees never to apply for a congregate care, assisted living, or any convalescent or group home permit or license on this site. This condition shall run with the land and shall therefore be binding upon all subsequent owners of the subject site.

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.

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,



David Petrovich, Planning Supervisor
Current Planning Division

DP:rr

cc: Ms. Marilyn Maher
Camp Bob, Limited Liability Company
2929 Alta Drive
Las Vegas, Nevada 89107

Mr. Scott R. Gearing
1700 East Desert Inn Road #404
Las Vegas, Nevada 89109