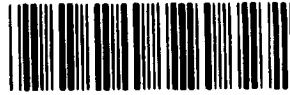


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDC 702-386-9105
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Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6307
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006757

April 8, 1999

Mr. Morrie Loudon
6312 Chimney Wood Avenue
Las Vegas, Nevada 89130

RE: V-15-99 - VARIANCE

Dear Mr. Loudon:

Your request for a Variance on property located at 6312 Chimney Wood Avenue TO ALLOW A SHED 3 FEET FROM THE SIDE PROPERTY LINE WHERE 5 FEET IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH AN EXISTING SINGLE FAMILY DWELLING, R-1 (Single Family Residential) Zone, Ward 4 (Brown), APN: 138-02-511-011, was considered by the Board of Zoning Adjustment on April 6, 1999.

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

1. Submit complete building plans to the Building and Safety Department for review and permit.
2. All development must be in conformance with the plot plan and elevations.
3. City Code requirements and design standards of all City Departments must be satisfied.
4. The Department of Public Works requires that all applicable conditions of approval for the Eagle Trace Subdivision are ultimately complied with.

This item will be considered by the City Council on May 10, 1999, at 2:00 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,

David Petrovich, Planning Supervisor
Current Planning Division

DP:rlr

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

