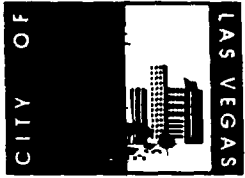


PLANNING &
DEVELOPMENT



Development
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731 S. Fourth Street
Las Vegas, NV 89101

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Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6301
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March 4, 1999

Ronald and Kathie Dye
8745 Vercelli Court
Las Vegas, Nevada 89117

RE: V-3-99 - VARIANCE

Dear Mr. and Mrs. Dye:

Your request for a Variance on property located at 8745 Vercelli Court TO ALLOW A 208 SQUARE FOOT EXISTING ROOM ADDITION 7 FOOT 10 INCHES FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED, R-1 (Single Family Residence) Zone, Ward 2 (Adamsen), APN: 163-05-613-009, was considered by the Board of Zoning Adjustment on March 2, 1999.

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

1. All development must be in conformance with the plot plan and elevations.
2. City Code requirements and design standards of all City Departments must be satisfied.
3. The City Council, in granting the Variance, may impose a penalty in an amount that does not exceed ten percent of the value of the structure as determined in accordance with the City's Administrative Code.
4. The Department of Public Works requires that all applicable conditions of approval for the Valley West Subdivision must be complied with.

This item will be considered by the City Council on April 12, 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.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

Very truly yours,

Phyllis Hargrove, Senior Planner
Current Planning Division

PH:rlr

