

PLANNING &  
DEVELOPMENT



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

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Administration 702-3353  
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006742

November 5, 1998

Mr. and Mrs. Jaime Pengson  
864 Grand Circle  
Las Vegas, Nevada 89101

RE: V-75-98 - VARIANCE

Dear Mr. Pengson:

Your request for a Variance on property located at 864 Grand Circle TO ALLOW AN EXISTING 170.6 SQUARE FOOT ROOM ADDITION 5 FOOT FROM THE CORNER SIDE YARD WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED, R-1 (Single Family Residential) Zone, Ward 3 (Reese), APN: 139-25-310-051, was considered by the Board of Zoning Adjustment on November 3, 1998.

The Board of Zoning Adjustment unanimously voted to APPROVE 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.

This action by the Board of Zoning Adjustment on November 3, 1998 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 November 4, 1998.

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.

Very truly yours,

Phyllis Hargrove, Senior Planner  
Current Planning Division

PH:rlr

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Jan Laverly Jones

Councilmen  
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Michael J. McDonald  
Gary Reese  
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City Manager  
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