

PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
Voice
Administration 702-6353
Community Planning 702-6022
Current Planning 702-6301
www.lasvegasnv.us



006737

October 9, 1998

W. Owen and Janet E. Nitz
514 South 3rd Street
Las Vegas, Nevada 89101

RE: V-45-98 - VARIANCE

Dear Mr. and Mrs. Nitz:

Your request for a Variance on property located on the southeast corner of 10th Street and Bonneville Avenue TO ALLOW A 25,850 SQUARE FOOT BUILDING WHERE 10,000 SQUARE FEET IS THE MAXIMUM ALLOWED; A 5 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED; A 10 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A 38.5 FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; 61.5% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED; AND 39 PARKING SPACES WHERE 87 IS THE MINIMUM SPACES REQUIRED, R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese), APN: 139-34-810-114 and 115, was considered by the Board of Zoning Adjustment on October 6, 1998.

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

1. The building shall not exceed 22,155 square feet.
2. A three year review is required to determine if additional parking is required.
3. Conformance to all applicable Conditions of Approval for Z-46-98.
4. All development must be in conformance with the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. City Code requirements and design standards of all City departments must be satisfied.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

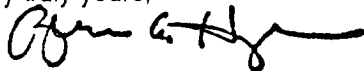


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9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the Department of Fire Services.
12. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on October 26, 1998, 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.

Very truly yours,



Phyllis Hargrove, Senior Planner
Current Planning Division

PH:sd