

PLANNING &
DEVELOPMENT



Development
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Las Vegas, NV 89101

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006736

August 7, 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 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 August 4, 1998.

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

1. Conformance to all applicable Conditions of Approval for Z-46-98.
2. All development must be in conformance with the plot plan and elevations.
3. This Variance shall be reviewed in three years. At that time a Satellite or other off-site parking agreement may be required.
4. 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.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

Mayor
Jan Loverry Jones

Councilmen
Ernie Boonser
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



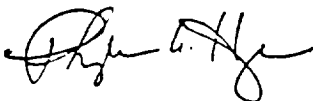
Mr. and Mrs. Nitz
August 7, 1998
V-45-98 - Page Two

7. City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
9. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
10. 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.
11. 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 action by the Board of Zoning Adjustment on August 4, 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.

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