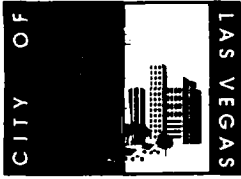


PLANNING &
DEVELOPMENT



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

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251



006727

May 7, 1998

Ms. Kathee Smith
Spring Mountain Ranch, Limited Liability Company
500 North Rainbow Boulevard, Suite 314
Las Vegas, Nevada 89107

RE: V-16-98 - VARIANCE

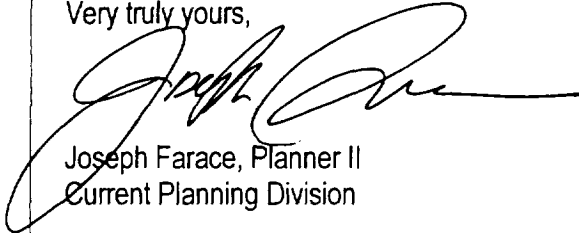
Dear Ms. Smith:

Your request for a Variance on property located on Horse Drive, east of Fort Apache Road TO ALLOW A DEVELOPMENT ENTRY STATEMENT SIGN OVER THE PUBLIC RIGHT-OF-WAY WHERE SUCH A LOCATION IS NOT ALLOWED, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) and R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 4 (Brown), APN: 125-08-210-002 and 125-08-310-002, was considered by the Board of Zoning Adjustment on May 5, 1998.

The Board of Zoning Adjustment unanimously voted to DENY your request because there was insufficient justification to warrant a deviation from the City Code.

This action by the Board of Zoning Adjustment on May 5, 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.

Very truly yours,


Joseph Farace, Planner II
Current Planning Division

JF:rlr

cc: Mr. Dave Harris
WLB Group
2551 North Green Valley Parkway, #A-425
Henderson, Nevada 89014

Mayor
Jan Laverty Jones

Councilmen
Amie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton

