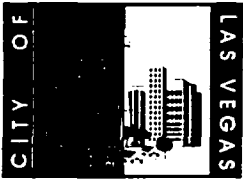


PLANNING &
DEVELOPMENT



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 & 229-6251
Inspections



006721

February 6, 1998

Mr. and Mrs. Clement Kaz
5117 Rancher Avenue
Las Vegas, Nevada 89108-4043

RE: V-113-97 - VARIANCE

Dear Mr. and Mrs. Kaz:

Your request for a Variance on property located at 5117 Rancher Avenue TO ALLOW AN EXISTING ILLEGAL ABOVE GROUND POOL WITH DECK 6 INCHES FROM THE REAR PROPERTY LINE AND 3.5 FEET FROM THE EXISTING DWELLING WHERE 3 FEET AND 6 FEET ARE THE MINIMUM SETBACKS REQUIRED, R-1 (Single Family Residential) Zone, Ward 4 (Brown), APN: 138-13-611-028, was considered by the Board of Zoning Adjustment on February 3, 1998.

It was voted by the Board of Zoning Adjustment to **DENY** your request because there was insufficient justification presented to warrant a deviation from the City Code and due to neighborhood complaints.

This action by the Board of Zoning Adjustment on February 3, 1998 is final unless an appeal, in writing, 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 this same time period.

Sincerely,

Phyllis Hargrove, Senior Planner
Current Planning Division

PH:sd

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton

