

PLANNING &
DEVELOPMENT



015681



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: 229-6307
Permits & Inspections: 229-6257

February 28, 1997

Mr. Frederick Brown
City of Las Vegas Housing Authority
420 North 10th Street
Las Vegas, Nevada 89101

RE: V-7-97 - VARIANCE

Dear Mr. Brown:

Your request for a Variance on property located at 2601 and 2701 Searles Avenue to allow a 24 foot x 60 foot modular trailer as a temporary child care facility where such use is not allowed, R-PD16 (Residential Planned Development - 16 Units Per Acre), Ward 3 (Reese) - APN 139-25-101-014 and 015, was considered by the Board of Zoning Adjustment on February 25, 1997.

It was voted by the Board of Zoning Adjustment to **APPROVE** your request as being in accord with the general spirit and purpose of the Ordinance subject to the following conditions:

1. All new and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
2. The applicant shall provide the Planning and Development Department with a copy of the Certificate of Occupancy. The Board shall hold a public hearing to review this use in one year from the date of occupancy and at that time may require the use be discontinued.
3. All development must be in conformance with the plot plan and elevations.
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 Loverty Jones

Councilmen
Arnie Adamsen
Matthew G. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry H. Barton



Mr. Brown
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7. City Code requirements and design standards of all City departments must be satisfied.
8. Parking and driveway plans must first be approved by the Traffic Engineer.
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) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This action by the Board of Zoning Adjustment on February 25, 1997 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the one year time limit.

Sincerely,



Phyllis Hargrove, Senior Planner
Current Planning Division

PH:cl