

PLANNING &
DEVELOPMENT



015678



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

TDD 702-386-9108
Voice
Administration 229-6353
Compl. Planning 229-6022
Current Planning 229-6307
Permits 229-6257
Inspections

February 28, 1997

Mr. Frederico Macapinlac
900 Bedford Road
Las Vegas, Nevada 89107-4421

RE: V-2-97 - VARIANCE

Dear Mr. Macapinlac:

Your request for a Variance on property located at 900 Bedford Road to allow an existing room addition 4 feet from the side property line; and an existing accessory building 2 feet from the side property line where 5 feet is the minimum setback required, R-1 (Single Family Residence) Zone, Ward 1 (McDonald) - APN 139-31-411-104, 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 development must be in conformance with the plot plan and elevations.
2. City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council at its meeting scheduled for March 24, 1997 at 2:00 p.m. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council requests you or your representative be present to answer any pertinent questions which may arise regarding this request.

Sincerely,

Phyllis Hargrove, Senior Planner
Current Planning Division

PH:cl

cc: Mr. Andras F. Babero, Esq.
3737 Pecos-McLeod, Suite #101
Las Vegas, Nevada 89121

Mayer
Jan. Laverty Jones

Councilman
Anne Haamsen
Matthew G. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry R. Barton



NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

MEETING: CITY COUNCIL
DATE: SEPTEMBER 22, 1997
TIME: 2:00 P.M.
LOCATION: COUNCIL CHAMBERS, CITY HALL
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA

RENOTIFICATION

V-2-97

REQUEST BY FREDERICO MACAPINLAC FOR A VARIANCE ON PROPERTY LOCATED AT 900 BEDFORD ROAD TO ALLOW AN EXISTING ROOM ADDITION 4 FEET FROM THE SIDE PROPERTY LINE; AND AN EXISTING ACCESSORY BUILDING 2 FEET FROM THE SIDE PROPERTY LINE WHERE 5 FEET IS THE MINIMUM SETBACK REQUIRED, R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, WARD 1 (MCDONALD) - APN 139-31-411-104.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT ONE HUNDRED TWO (102) IN BLOCK FOUR (4) OF HYDE PARK SUBDIVISION #1, SAID PROPERTY BEING A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.& M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108).



BARBARA JO RONEMUS
CITY CLERK

SEE LOCATION MAP ON REVERSE SIDE