

PLANNING &
DEVELOPMENT



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

TDC 702-350-9100
Voice
Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251



015680

February 28, 1997

Mr. Ernest Fountain
7100 Maybrook Drive
Las Vegas, Nevada 89101-7013

RE: V-6-97 - VARIANCE

Dear Mr. Fountain:

Your request for a Variance on property located at 626 South Ninth Street to allow a financial institution where such use is not allowed, R-1 (Single Family Residence) Zone, Ward 3 (Reese) - APN 139-34-810-066, 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. The applicant shall designate two parking spaces on the site for the exclusive use of credit union patrons with signage and or painted notices as required by the Planning and Development Department.
2. The credit union use shall cease after one year from the approval date.
3. Applicant shall schedule an aesthetic review with the Planning and Development Department for review and approval of the building color.
4. Conformance to all applicable Conditions of Approval of V-39-87 and V-39-87(1).
5. All development must be in conformance with the plot plan and elevations.
6. City Code requirements and design standards of all City departments must be satisfied.

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

Mayor
Jan Coventry Jones

Councilmen
Annie Adamsen
Matthew O. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry K. Barton

