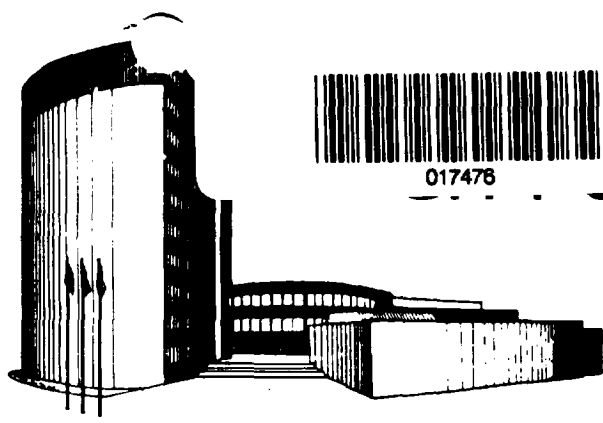


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MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. McDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



LAS VEGAS

CORRECTED LETTER

March 11, 1997

Mr. and Mrs. Jerry Herbst
5195 Las Vegas Boulevard South
Las Vegas, Nevada 89119-3209

RE: V-157-96 - VARIANCE

Dear Mr. and Mrs. Herbst:

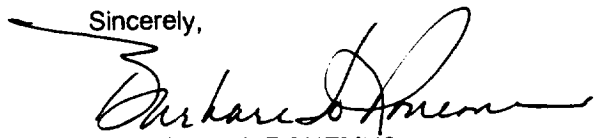
The City Council at a regular meeting held February 24, 1997 considered the appeal filed by Sean T. Higgins on behalf of Jerry and Maryanna Herbst of the denial by the Board of Zoning Adjustment on a Variance on property located at 1701 Enclave Court to allow a proposed entry feature 19 feet 6 inches in height within the required setback area where 4 feet is the maximum height allowed and 30 feet is the minimum setback required, PC (Planned Community) Zone.

The City Council GRANTED the appeal, thereby APPROVING the Variance, subject to:

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.

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the appropriate board.

Sincerely,


BARBARA JO RONEMUS
City Clerk

/cmp

cc: (See Attached)



Mr. and Mrs. Jerry Herbst
March 5, 1997
RE: V-157-97 - VARIANCE
Page 2.

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Bruce Graves
Graves Development Corporation
8072 West Sahara Avenue, Suite 4C
Las Vegas, Nevada 89117