

**PLANNING &
DEVELOPMENT**



400 STEWART
LAS VEGAS
NEVADA
89101

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017766

July 26, 1996

Mr. Pascual L. Martinez
4021 Buffalo Bill Avenue
Las Vegas, Nevada 89110-3292

RE: V-76-96 - VARIANCE

Dear Mr. Martinez:

Your request for a Variance to allow an existing room addition 7 feet 6 inches from the rear property line where 10 feet is the minimum setback required on property located at 4021 Buffalo Bill Avenue, Ward 3 (Reese), R-CL Zone, was considered by the Board of Zoning Adjustment on July 23, 1996.

The Board of Zoning Adjustment APPROVED 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 August 21, 1996 at 2:00 p.m. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. You or your representative must be present to answer any pertinent questions which may arise regarding this request.

Very truly yours,

Phyllis Hargrove, Senior Planner
Current Planning Division

PH:gm