



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 9/21/2011

Meeting Type: City Council <=>

Date of Letter: 10/4/2011

Case Number(s): VAR-42175 <=>

Subject of Notice: Shirley Ritz/Shirley Ritz Trust - 2222 Ash Avenue <=>

Record Series: Legal Notices

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File By: Meeting Date



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SCANNED

QC By:

OCT - 5 2011



October 4, 2011

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Shirley Ritz
Shirley Ritz Trust
3510 Katmai Drive
Las Vegas, NV 89122

RE: VAR-42175 - VARIANCE
CITY COUNCIL MEETING OF SEPTEMBER 21, 2011

Dear Ms. Ritz:

The City Council at a regular meeting held September 21, 2011, APPROVED the request for a request for a Variance TO ALLOW A FOUR-FOOT REAR YARD SETBACK FOR A PRIMARY STRUCTURE WHERE 15 FEET IS REQUIRED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD AREA WHERE SUCH IS NOT PERMITTED AND TO ALLOW A THREE-FOOT, SIX-INCH HIGH SOLID WALL WITH A THREE-FOOT, SIX-INCH WROUGHT IRON TOP WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED IN THE FRONT YARD on 0.20 acres at 2222 Ash Avenue (APN 139-35-713-035), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 22, 2011. This approval is subject to:

Added Conditions

- A. The existing wall and gate along the entire length of Ash Avenue, the angled corner section, and along 23rd Street for approximately eight feet to the first pilaster, shall be reduced to a height of no more than five (5) feet, with a maximum of three and one half (3.5) feet of solid wall and the remainder to be a wrought iron top.
- B. The address numbering/lettering at two (2) locations on Ash Avenue and the corner of Ash Avenue and 23rd Street shall be reduced in height to a maximum of six (6) inches, and a minimum of three and one half (3.5) inches. The white background at both address locations shall be removed. The change of address shall be completed prior to any final inspection for the building permit for the wall.

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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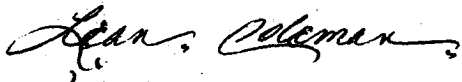
Ms. Shirley Ritz
VAR-42175 – Page Two
October 4, 2011

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

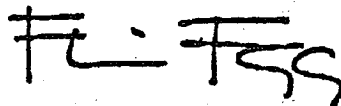
Public Works

5. Submit an Encroachment Agreement for the portions of the existing wall in the Ash Avenue public right-of-way prior to this issuance of a permit for this wall. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Director
Planning

cc: Ms. Stephanie Allen
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 W. Sunset Road, Suite No. 250
Las Vegas, NV 89113