



July 21, 2016

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: ABEYANCE ITEM - RQR-62203 - REQUIRED REVIEW - PUBLIC
HEARING
CITY COUNCIL MEETING OF JULY 20, 2016**

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Zanganeh:

The City Council at a regular meeting held on July 20, 2016 **APPROVED** a required review of Variance (VAR-57690) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

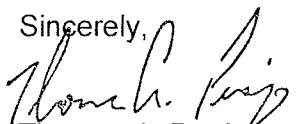
This approval is subject to the following conditions:

Planning

1. An administrative required review shall be conducted in 90 days.
2. Conformance to the conditions of Variance (VAR-57690).
3. This Variance shall be reviewed in one (1) year, at which time the City Council may rescind the Variance. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the structures requiring the Variance are removed.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2016.

Sincerely,


Thomas A. Perrigo

Director
Department of Planning

TAP:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas



June 16, 2016

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

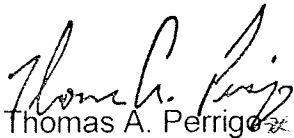
**RE: ABEYANCE ITEM - RQR-62203 - REQUIRED REVIEW - PUBLIC
HEARING
CITY COUNCIL MEETING OF JUNE 15, 2016**

Dear Mr. Zanganeh:

The City Council at a regular meeting held on June 15, 2016 voted to **HOLD IN ABEYANCE** a request for a required review of Variance (VAR-57690) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

This item will be heard during the Planning discussion portion of the July 20, 2016, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Thomas A. Perrigo

Director
Department of Planning

TAP:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: ABEYANCE ITEM - RQR-62203 - REQUIRED REVIEW - PUBLIC
HEARING
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Zanganeh:

The City Council at a regular meeting held on May 18, 2016 voted to **HOLD IN ABEYANCE** a request for a required review of Variance (VAR-57690) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

This item will be heard during the Planning discussion portion of the June 15, 2016, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229 6301

FAX 702 474 0352

TTY 7-1-1

www.lasvegasnevada.gov



March 17, 2016

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: ABEYANCE ITEM - RQR-62203 - REQUIRED REVIEW - PUBLIC
HEARING
CITY COUNCIL MEETING OF MARCH 16, 2016**

Dear Mr. Zanganeh:

The City Council at a regular meeting held on March 16, 2016 voted to **HOLD IN ABEYANCE** a request for a required review of Variance (VAR-57690) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

This item will be heard during the Planning discussion portion of the May 18, 2016, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 17, 2015

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: RQR-62203 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF DECEMBER 16, 2015**

Dear Mr. Zanganeh:

The City Council at a regular meeting held on December 16, 2015 voted to ***HOLD IN ABEYANCE*** a request for a required review of Variance (VAR-57690) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

This item will be heard during the Planning discussion portion of the ***March 16, 2016***, City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

November 30, 2015

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: RQR-62203 - REQUIRED REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF DECEMBER 16, 2015**

Dear Mr. Zanganeh:

Please be advised the City Council at its regular meeting on **December 16, 2015** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, December 10, 2015** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

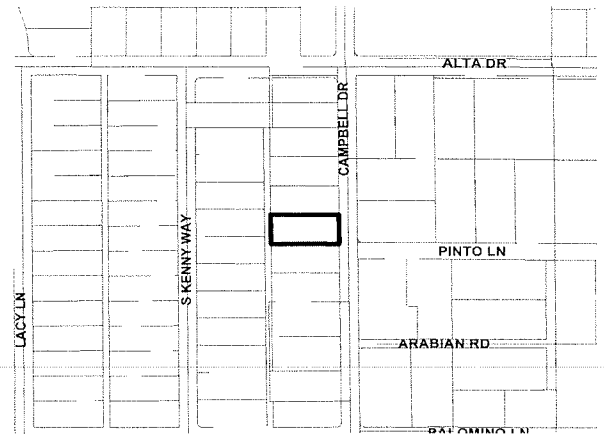
TAP:clb

Application Information

RQR-62203 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ZARBOD ZANGANEH - For possible action on a required review of Variance (VAR-57690) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

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 (702) 229-6311 (TTY 7-1-1).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: *December 16, 2015*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Application Information

RQR-62203 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ZARBOD ZANGANEH - For possible action on a required review of Variance (VAR-57690) TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II] AND AN EIGHT-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED III] WHERE TEN FEET IS REQUIRED at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

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 (702) 229-6311 (TTY 7-1-1).

Application Location



The proposed project may not pertain to the entire highlighted project site.

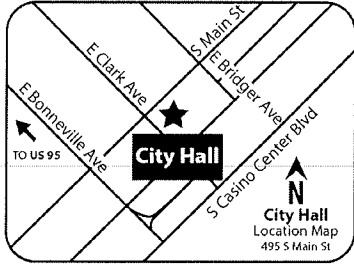
Public Hearing Information

Meeting: City Council
Date: *December 16, 2015*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

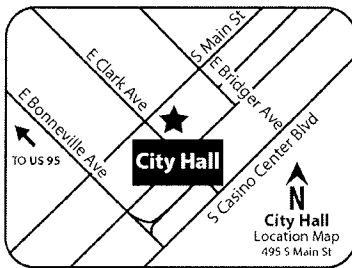
RQR-62203

City Council Meeting of **12/16/15**

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

RQR-62203

City Council Meeting of **12/16/15**

Development Notification

CC Meeting: December 16, 2015

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

RQR-62203

Artesian Heights

Astoria Estates

Bonanza Park HOA

Charleston Estates NA

Country Club At Valley View

Destinations at Valley View

Equestrian Estates

Las Vegas Historic District

McNeil Estates

Palomino Area Preservation Association (PAPA)

Rancho Bel Air

Rancho Bonito

Rancho Circle

Rancho Manor NA

Rancho Nevada Estates

Rancho Oakey

Rancho Springs

Scotch Eighty

Spanish Oaks

Sundown

Village Paseo HOA

Westleigh

WLV-NAA6



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

November 18, 2015

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: RQR-62203 - REQUIRED REVIEW - VARIANCE
PREVIOUS CASE: VAR-57690 [PRJ-57148]
520 Campbell Drive (APN 139-32-311-015)**

Dear Mr. Zanganeh:

Our records indicate the above referenced action will be scheduled for the **December 16, 2015** City Council meeting, at which time the Council may discontinue the use.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **November 30, 2015** to pay the application fee of \$300.00, notification fee of \$500.00 and submit the required documents.

Failure to submit the above mentioned items will not prevent the item from being placed on the agenda for consideration by the City Council, and payment of fees will be required as a condition of approval, if the Required Review is approved. If the Required Review is denied, the Variance for this site shall be discontinued, and the use shall be required to cease.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 20, 2015

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: VAR-57690 [PRJ-57148] - VARIANCE
CITY COUNCIL MEETING OF MAY 20, 2015**

Dear Mr. Zanganeh:

The City Council at a regular meeting held on May 20, 2015 *APPROVED* a request for possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED)at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-57148].

The approval is subject to the following conditions:

Planning

1. Remove all connections from the carport to the wall.
2. There shall be a required review 180 days from final approval as a public hearing before City Council.
3. A Variance to allow a zero-foot side yard setback for an existing Accessory Structure (Class II) [Shed II] and an eight-foot side yard setback for an existing Accessory Structure (Class II) [Shed III] where ten feet is required is not approved.
4. 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.
5. The applicant shall remove the wrought iron fencing that encloses the north elevation of the existing carport.
6. 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 within 60 days.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.7463

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

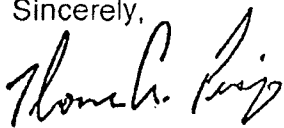
RQR-62203

Mr. Zar Zanganeh
VAR-57690 [PRJ-57148] - Page Two
May 21, 2015

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2015.

Sincerely,



Thomas A. Perrigo
Acting Director
Department of Planning

TAP:clb

RQR-62203



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 20, 2015

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: VAR-57690 [PRJ-57148] - VARIANCE
CITY COUNCIL MEETING OF MAY 20, 2015**

Dear Mr. Zanganeh:

The City Council at a regular meeting held on May 20, 2015 *APPROVED* a request for possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED II]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED) at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-57148].

The approval is subject to the following conditions:

Planning

1. Remove all connections from the carport to the wall.
2. There shall be a required review 180 days from final approval as a public hearing before City Council.
3. A Variance to allow a zero-foot side yard setback for an existing Accessory Structure (Class II) [Shed II] and an eight-foot side yard setback for an existing Accessory Structure (Class II) [Shed III] where ten feet is required is not approved.
4. 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.
5. The applicant shall remove the wrought iron fencing that encloses the north elevation of the existing carport.
6. 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 within 60 days.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.7463

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

May 20, 2015

Mr. Zar Zanganeh
520 Campbell Drive
Las Vegas, Nevada 89107

**RE: VAR-57690 [PRJ-57148] - VARIANCE
CITY COUNCIL MEETING OF MAY 20, 2015**

Dear Mr. Zanganeh:

The City Council at a regular meeting held on May 20, 2015 *APPROVED* a request for possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED I]; AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING CARPORT WHERE 15 FEET IS REQUIRED) at 520 Campbell Drive (APN 139-32-311-015), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-57148].

The approval is subject to the following conditions:

Planning

1. Remove all connections from the carport to the wall.
2. There shall be a required review 180 days from final approval as a public hearing before City Council.
3. A Variance to allow a zero-foot side yard setback for an existing Accessory Structure (Class II) [Shed II] and an eight-foot side yard setback for an existing Accessory Structure (Class II) [Shed III] where ten feet is required is not approved.
4. 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.
5. The applicant shall remove the wrought iron fencing that encloses the north elevation of the existing carport.
6. 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 within 60 days.

Mr. Zar Zanganeh
VAR-57690 [PRJ-57148] - Page Two
May 21, 2015

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2015.

Sincerely,

Thomas A. Perrigo
Acting Director
Department of Planning

TAP:clb