



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
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February 9, 2022

Mr. Jeffrey Conehl
5556 Cribari Circle
San Jose, CA 95135

**RE: 21-0792-ZON1, 21-0792-WVR1 AND 21-0792-WVR2
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.14 acres at 604 North 4th Street (APN 139-27-811-024), Ward 5 (Crear).

21-0792-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

21-0792-WVR1 - WAIVER - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED FOR AN EXISTING DUPLEX

21-0792-WVR2 - WAIVER - TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING DUPLEX

This approval is subject to the following conditions:

21-0792-WVR1 CONDITIONS

Planning

1. A Waiver of Title 19.08 is hereby approved to allow two parking spaces where four are required.
2. Approval of Rezoning (21-0792-ZON1) and approval of and conformance to the Conditions of Approval for Waiver (21-0792-WVR2) shall be required, if approved.
3. 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.
4. 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.

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

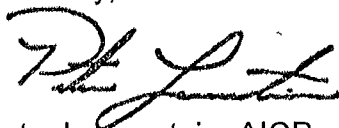
21-0792-WVR2 CONDITIONS

Planning

1. A Waiver of Title 19.08 is hereby approved to allow a zero-foot front yard setback where 20 feet is required.
2. Approval of Rezoning (21-0792-ZON1) and approval of and conformance to the Conditions of Approval for Waiver (21-0792-WVR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

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February 9, 2022

PL:nl

cc:

Mr. David Strait
1223 Heather Oaks Way
North Las Vegas, Nevada 89031