



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

March 9, 2022

Ms. Tina L. Allen-major  
6100 Donald Nelson Avenue  
Las Vegas, Nevada 89131

**RE: 22-0016-VAR1  
PLANNING COMMISSION MEETING OF MARCH 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **March 8, 2022** voted to **APPROVE** a request TO ALLOW A 35-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 1.00 acre at the northwest corner of Donald Nelson Avenue and Jones Boulevard (APN 125-14-604-005), R-E (Residence Estates) Zone, Ward 6 (Fiore).

This approval is subject to the following conditions:

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.
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.

This action by the Planning Commission on **March 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **March 21, 2022**.

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No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl

cc:

Mr. Nathaniel Taylor  
Taylor Consulting Group, Inc.  
8414 W. Farm Road, Ste. 180  
Las Vegas, Nevada 89131