



**LAS VEGAS  
CITY COUNCIL**

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JORGE CERVANTES  
City Manager

December 14, 2022

Eyal Karban  
Better Assets Inc  
8215 South Eastern Avenue Suite 265  
Las Vegas, Nevada 89123

**RE: 22-0590-VAR1  
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted to **APPROVE** a request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO A SINGLE-FAMILY DWELLING on 0.16 acres at 1900 Cedar Avenue (APN 139-35-610-013), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance (22-0590-VAR1) is hereby approved to allow a five-foot corner side yard setback where 15 feet is required.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY

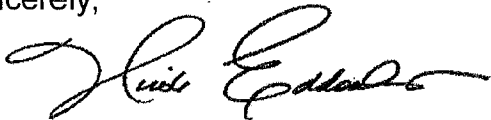


cityoflasvegas  
lasvegasnevada.gov

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This action by the Planning Commission on **December 13, 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 **December 27, 2022**. 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

cc:

Marcus Fifita  
Better Place Construction  
8215 South Eastern Avenue Suite 265  
Las Vegas, Nevada 89123