



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

495 S. MAIN ST.
1ST FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY

April 19, 2023

Fred Gompf
4433 Sunrise Avenue
Las Vegas, Nevada 89110

**RE: 22-0680-VAR1
CITY COUNCIL MEETING OF APRIL 19, 2023**

Dear Applicant:

The City Council at a regular meeting held on *April 19, 2023* voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED, AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED on 0.15 acres at 4433 Sunrise Avenue (APN 140-32-310-192), R-1 (Single Family Residential) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

Planning

1. A Variance (22-0680-VAR1) is hereby approved to allow a zero-foot side yard setback where three feet is required, a zero-foot separation from the primary dwelling where six feet is required, and an existing Accessory Structure (Class II) [Shed] to not be aesthetically compatible with the primary dwelling where such 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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.



cityoflasvegas | lasvegasnevada.gov

22-0680-VAR1 - Page Two
April 19, 2023

5. 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 *April 20, 2023*.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:nl