



**LAS VEGAS
CITY COUNCIL**

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April 12, 2023

Salvador Munoz
431 South 16th Street
Las Vegas, Nevada 89101

**RE: 23-0062-VAR1
PLANNING COMMISSION MEETING OF APRIL 11, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on **April 11, 2023** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED], TO ALLOW A 16-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A FOUR-FOOT SIDE SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT], AND TO ALLOW A FIVE-FOOT SOLID BLOCK WALL WITHIN THE FRONT YARD SETBACK WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED at 431 South 16th Street (APN 139-35-413-023), R-1 (Single Family Residential) Zone, Ward 3 (Diaz)

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 Building and Safety Division.
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.

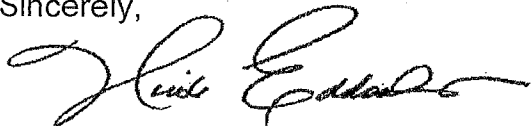
Public Works

5. Submit a License Agreement for the wall in the 16th Street public right-of-way, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove private property

within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

This action by the Planning Commission on April 11, 2023 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 Community Development at 702.229.6301 after April 24, 2023. 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 "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc: