



**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

FEBRUARY 15, 2023

Royal Byron III
2000 Ekanger Circle
Las Vegas, Nevada 89106

**RE: 22-0635-VAR1
CITY COUNCIL MEETING OF FEBRUARY 15, 2023**

Dear Applicant:

The City Council at a regular meeting held on *February 15, 2023* voted to **APPROVE** a request TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.33 acres at 2000 Ekanger Circle (APN 139-28-301-008), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 5 (Crear).

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.

Public Works

5. Prior to the issuance of permits, contact the City of Las Vegas sewer billing to determine the cost, if any, for the increased livable space on property. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.

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




cityoflasvegas | lasvegasnevada.gov

22-0635-VAR1 - Page Two
February 15, 2023

The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

cc:

Jason Maheu
JAM Residential Design & Drafting
652 Middlegate Road Suite B
Henderson, Nevada 89011