



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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cityoflasvegas
lasvegasnevada.gov

March 15, 2023

Evan Frank
555 Ellen Way
Las Vegas, Nevada 89104

**RE: 23-0038-EOT1
PLANNING COMMISSION MEETING OF MARCH 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 14, 2023* voted to **APPROVE** the following Land Use Entitlement project request for the first Extension of Time of a previously approved Variance (21-0021-VAR1) TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY RESIDENCE WHERE SIX FEET IS REQUIRED, AND TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED on 0.20 acres at 555 Ellen Way (APN 162-03-314-056), R-1 (Single Family Residential) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

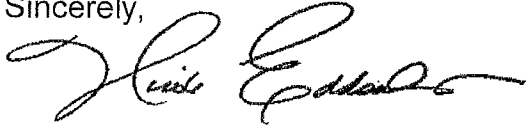
Planning

1. A Certificate of Appropriateness shall be submitted for approval by the City of Las Vegas prior to the issuance of a building permit.
2. This approval shall expire on 03/10/25 unless another Extension of Time is approved by the City of Las Vegas.
3. Conformance to the Conditions of Approval for Variance (21-0021-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
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 14, 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 March 27, 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". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew