



**LAS VEGAS
CITY COUNCIL**

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February 15, 2023

Saul Regalado
601 Biltmore Drive
Las Vegas, Nevada 89101

**RE: 22-0667-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 14, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED WITHIN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE]; AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] TO BE LOCATED IN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED, WITH A THREE-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION TO THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED on 0.15 acres at 601 Biltmore Drive, (APN 139-27-810-010), R-1 (Single Family Residential) Zone, Ward 5 (Crear)

This approval is subject to the following conditions:

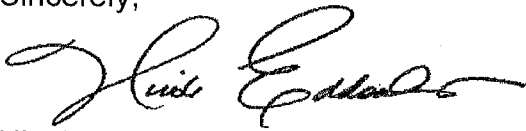
Planning

1. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required, a 14-foot front yard setback where 20 is required, a zero-foot separation from the main dwelling where six feet is required, and to be located within the front yard setback where such is not allowed for an Accessory Structure (Class II) [Garage].
2. A Variance is hereby approved to allow a three-foot corner side yard setback where five feet is required, a 10-foot front yard setback where 20 feet is required, a zero-foot separation from the main dwelling where six feet is required, and to be located within the front yard setback where such is not allowed for an Accessory Structure (Class II) [Carport].

3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on March 15, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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cc: