



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT
SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



February 15, 2023

Milton R Gant
609 Artie Street
Las Vegas, Nevada 89107

**RE: 22-0679-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 14, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A FOUR-FOOT SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.15 acres at 609 Artie Street (APN 138-25-314-003), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen)

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a four-foot separation from the primary dwelling where six feet is required for a proposed Accessory Structure (Class II) [Garage].
2. A Variance is hereby approved to allow a proposed Accessory Structure (Class II) [Garage] to be located in front of the main dwelling unit where such is not allowed.
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. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. 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 February 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 February 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Mallory Savage
Purvis Architects
2545 Quailwood Court
Las Vegas, Nevada 89074