



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
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January 11, 2023

Royal Byron III
2000 Ekanger Circle
Las Vegas, Nevada 89106

**RE: 22-0635-VAR1
PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project 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.

This item will be considered by the City Council on February 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,

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

cc:

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