



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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July 19, 2023

Evelyn Sienda  
7740 Alder Landing Street  
Las Vegas, Nevada 89113

**RE: 23-0113 [VAR1 AND ZON1] - ABEYANCE  
CITY COUNCIL MEETING OF JULY 19, 2023**

Dear Applicant:

The City Council at a regular meeting held on *July 19, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.46 acres at 6010 Moonlight Drive (APN 125-27-610-056), Ward 6 (Brune).

**23-0113-VAR1 - VARIANCE - TO ALLOW VEHICULAR ACCESS FROM A PRIMARY OR SECONDARY THOROUGHFARE WHERE SUCH IS PROHIBITED AND A 96-FOOT LOT WIDTH ADJACENT TO A PRIMARY OR SECONDARY THOROUGHFARE WHERE 100 FEET IS REQUIRED**

**23-0113-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)**

This approval is subject to the following conditions:

**23-0113-VAR1 CONDITIONS**

Planning

1. A Variance is hereby approved to allow Vehicular Access from a Primary or Secondary Thoroughfare (West Tropical Parkway) where such is prohibited and have 96 feet lot width adjacent to a primary or secondary thoroughfare where 100 feet is required.
2. 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.
3. 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.
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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.

Public Works

7. Driveways facing Master Plan Streets (Tropical Parkway) must be circular or have enough room on property to allow vehicles to turn around and exit in the forward facing position. Backing onto or off from Tropical Parkway is prohibited.

**23-0113-ZON1 APPROVED WITH NO CONDITIONS**

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:PL:nl

cc:

Joselito Feliciano  
7740 Alder Landing Street  
Las Vegas, Nevada 89113