



**LAS VEGAS  
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October 11, 2023

J Dapper  
J Dapper  
985 White Drive Suite 100  
Las Vegas, Nevada 89119

**RE: 23-0448-VAR1  
PLANNING COMMISSION MEETING OF OCTOBER 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.99 acres at 2500 Pinto Lane (APN 139-32-702-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen)

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved to allow a three-foot side yard setback on the east side where 10 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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 October 10, 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 October 23, 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:

Ryan Allord  
RAD Studio LLC – Ryan Allord  
707 Fremont Street Suite 3320  
Las Vegas, Nevada 89101