



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
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November 15, 2023

John Y Chang & Emily Tang
505 Zenith Ridge Drive
Danville, California 94506

RE: 23-0451-VAR1
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A 35-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED, A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-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 TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS] on 0.47 acres at 6408 West Ann Road (APN 125-26-403-031), R-E (Residence Estates) Zone, Ward 6 (BRUNE).

This approval is subject to the following conditions:

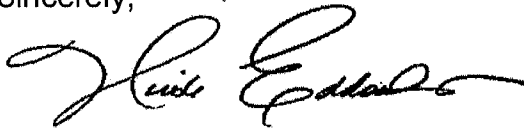
Planning

1. A Variance is hereby approved to allow a 35-foot front yard setback where 50 feet is required, a zero-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 an existing residential accessory structure [carport 1].
2. A Variance is hereby approved to allow a one-foot side yard setback where 10 feet is required and a zero-foot separation from the main dwelling unit where six feet is required for an existing residential accessory structure [carport 2].
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 action by the Planning Commission on November 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 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:bp

cc:

John Y Chang & Emily Tang
PO Box 1951
Danville, California 94526