



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

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December 7, 2023

Erick Ballardo Cordon y Cordon
2016 Hassett Avenue
Las Vegas, Nevada 89104

**RE: ABEYANCE 23-0407-VAR1
CITY COUNCIL MEETING OF DECEMBER 6, 2023**

Dear Applicant:

The City Council at a regular meeting held on *December 6, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR AN EXISTING PATIO COVER [CARPORT] on 0.14 acres at 2016 Hassett Avenue (APN 162-02-713-071), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

23-0407-VAR1 Conditions:

Planning

1. A Variance (23-0407-VAR1) is hereby approved, to allow a zero-foot side yard setback where five feet is required for an existing Patio Cover [Carport].
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.



The Notice of Final Action was filed with the Las Vegas City Clerk on *December 6, 2023*.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Erick Ballardo Cordon y Cordon
2016 Hasset Avenue
Las Vegas, Nevada 89104