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December 13, 2023

Javier Ceballos
4212 Keithann Circle
Las Vegas, Nevada 89110

RE: 23-0459-VAR1
PLANNING COMMISSION MEETING OF DECEMBER 12, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *December 12, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE FIFTEEN FEET IS REQUIRED AND A THREE FEET SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED 1]; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED , A TWO-FOOT SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET FOR TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 2 AND 3]; A THREE-FOOT SOLID WALL BASE FOR AN EXISTING FRONT YARD WALL/FENCE WHERE TWO FEET IS THE MAXIMUM ALLOWED on 0.25 acres at 4212 Keithann Circle (APN 140-31-819-017), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a zero-foot rear yard setback where 15 feet is required and a three foot side yard setback where five feet is required for an existing residential accessory structure [Shed 1].
2. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required and a two-foot separation from the main dwelling unit where six feet is required for an existing residential accessory structure [Shed 2 and 3].
3. A Variance is hereby approved to allow a three-foot solid wall base for an existing front yard wall/fence where two feet is the maximum allowed.
4. 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.

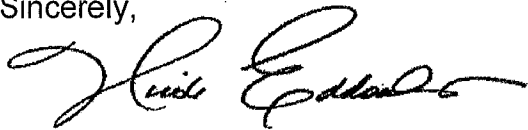
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Construct a new driveway for the secondary gated entry. The driveway shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

This action by the Planning Commission on December 12, 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 December 26, 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