



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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December 13, 2023

Austin Gardner
6801 Jeanette Street
Las Vegas, Nevada 89131

RE: 23-0517-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 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL DWELLING on 0.45 acres at the southeast corner of Fisher Avenue and Mustang Street (APN 125-35-604-001), R-E (Residence Estates) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

Planning

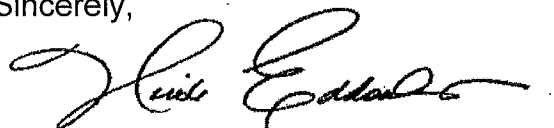
1. A Variance is hereby approved to allow a 30-foot front yard setback where 50 feet is required for a proposed single-family residence.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may 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.

Fire Prevention

6. Applicant shall install an approved fire sprinkler system in all buildings / dwelling units in accordance with 2021 IFC Section 903. (as amended).

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 June 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp