



**LAS VEGAS  
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February 14, 2024

Doug Hughes and Stacie Hughes  
422 South Rancho Drive  
Las Vegas, Nevada 89106

**RE: 23-0535-VAR1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [MAIL ROOM] AND TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO BE LOCATED IN FRONT OF THE MAIN DWELLING UNIT WHERE SUCH IS NOT ALLOWED AND THE TOTAL FLOOR AREA OF ALL RESIDENTIAL ACCESSORY STRUCTURES [MAIL ROOM AND GARAGE] TO EXCEED THE PRIMARY DWELLING FLOOR AREA WHERE SUCH IS NOT ALLOWED on 0.96 acres at 422 South Rancho Drive (APN 139-32-601-043), 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 an 18-foot front yard setback where 50 feet is required for a proposed residential accessory structure [mail room].
2. A Variance is hereby approved to allow a proposed residential accessory structure [mail room] to be located in front of the main dwelling unit where such is not allowed.
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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

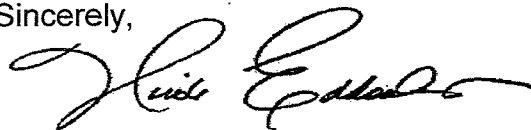
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Works**

7. Queues for entering property shall not extend into the public right-of-way as a result of the private gate operations on this site. Throat depth of gated entries shall be a minimum of 25-feet from the right-of-way.
8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive, Sahara to Mesquite Complete Street project (MWA458) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

This action by the Planning Commission on February 13, 2024 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 February 27, 2024. 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:

Emily Sidebottom  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118