

**LAS VEGAS
CITY COUNCIL**

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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



March 13, 2024

David J. Robins
David J. Robins
1257 Campbell Drive
Las Vegas, Nevada 89102

RE: 23-0384-VAR1
PLANNING COMMISSION MEETING OF MARCH 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] TO BE LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED on 0.25 acres at 1257 Campbell Drive (APN 162-05-214-001), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

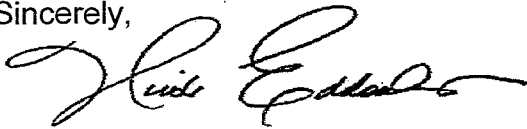
This approval is subject to the following amended conditions:

Planning

1. The Residential Accessory Structure [Shed] shall be located three feet from the eastern and southern property line within 60 days of final action.
2. A Variance (23-0384-VAR1) is hereby approved to allow a Residential Accessory Structure [shed] to be located within the required front yard setback 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.

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

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