



**LAS VEGAS
CITY COUNCIL**

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March 13, 2024

Jeff Whittle
L & E Irrevocable Trust
5100 Grand Teton Drive
Las Vegas, Nevada 89131

**RE: 24-0041-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 A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED AND A SIX-FOOT TALL VEHICULAR AND PEDESTRIAN GATE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.49 acres located on the west side of Thom Boulevard, approximately 165 feet north of Grand Teton Drive (APN 125-12-801-039), R-E (Residence Estates) Zone, Ward 6 (Brune).


This approval is subject to the following amended conditions:

Planning

1. A Variance is hereby approved, to allow a 40-foot front yard setback where 50 feet is required.
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.

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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jeff Whittle
5100 Grand Teton Drive
Las Vegas, Nevada 89131

Elisha Scrogum
CIVIL 360 Planning & Engineering
6490 West Desert Inn Road
Las Vegas, Nevada 89146