



June 26, 2024

The Felix R. Arellano and Alex M Molina Living Trust
818 Shetland Road
Las Vegas, Nevada 89107

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

MIKE JANSSEN
City Manager

RE: 24-0112-VAR1
CITY COUNCIL MEETING OF JUNE 26, 2024

Dear Applicant:

The City Council at a regular meeting held on *June 26, 2024* voted to **APPROVE THE APPEAL** of the approval by the Planning Commission on the following Land Use Entitlement project request TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.68 acres at 818 Shetland Road (APN 139-32-801-007), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

This approval is subject to the Amended following conditions:

Planning

1. A Variance is hereby approved, to allow a 30-foot front yard setback where 50 feet is the minimum required.
2. A Variance is hereby approved, to allow a five-foot side yard setback where 10 feet is the minimum required.
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.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

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



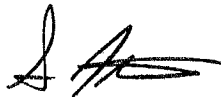
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Public Works

7. Contact the Southern Nevada Health District (SNHD), Environmental Health Division, to obtain written approval showing compliance with a temporary permit for an individual sewage disposal system (ISDS or septic tank system), prior to the issuance of any building permits. Alternatively, connect to public sewer and abandon the ISDS according to SNHD.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 27, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Felix Arellano
818 Shetland Road
Las Vegas, Nevada 89107