



**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

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

August 14, 2024

Georges Tannoury
3144 Beach View Court
Las Vegas, NV 89117

**RE: 24-0242-VAR1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **DENY** the following Land Use Entitlement project request TO ALLOW MECHANICAL EQUIPMENT [AIR CONDITIONING UNITS] TO NOT BE SCREENED FROM ABUTTING LOTS AND STREETS BY FENCES, WALLS OR LANDSCAPING WHERE SUCH IS REQUIRED; AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.18 acres at 3144 Beach View Court (APN 163-08-316-006), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Seaman).

This action by the Planning Commission on August 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 August 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:jr

cc:

Kenneth E. Murphy
2221 Winery Road
Pahrump, NV 89048



cityoflasvegas | lasvegasnevada.gov