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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



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August 14, 2024

Margarita Hernandez
626 Biltmore Drive
Las Vegas, Nevada 89101

RE: 24-0250-WVR1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE ERECTED BETWEEN THE FRONT PROPERTY LINE AND THE PRIMARY STRUCTURE WHERE FIVE FEET IS THE MAXIMUM ALLOWED; TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED, TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED, AND TO EXTEND INTO THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED CARPORT]; AND A TOTAL ACCESSORY STRUCTURE SIZE OF 61 PERCENT OF THE PRINCIPAL DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.15 acres at 626 Biltmore Drive (APN 139-27-810-017), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

This approval is subject to the following Amended conditions:

Planning

1. A Waiver is hereby approved to allow an existing six-foot tall fence erected between the front property line and the primary structure where five feet is the maximum allowed. The screen mesh shall be removed from the upper four feet, only remaining on the lower two feet and on the pedestrian gate, with a single solid slot allowed to remain solid next to the security gate for the entire six feet.
2. A Waiver is hereby approved to allow a zero-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Detached Carport].
3. A Waiver is hereby approved to allow a zero-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Detached Carport].

4. A Waiver is hereby approved to allow an existing Residential Accessory Structure [Detached Carport] to not be aesthetically compatible with the principal dwelling unit where such is required.
5. A Waiver is hereby approved to allow an existing Residential Accessory Structure [Detached Carport] to extend into the front yard setback area where such is not allowed.
6. A Waiver is hereby approved to allow a total accessory structure size of 61 percent of the principal dwelling floor area where 50 percent is the maximum allowed.
7. The existing shade structure encroaching between the subject property and 622 Biltmore Drive shall be removed.
8. 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.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

12. Submit a License Agreement for landscaping and private improvements (such as fencing, gate, and a portion of the carport) in the Biltmore Drive public right(s)-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).

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This item will be considered by the City Council on September 18, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr