



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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August 14, 2024

Alex Bouzari
Redbronze Trust/ Alex Kbouzari Trust
8101 Obannon Drive
Las Vegas, NV 89117

RE: 24-0280-EOT1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **APPROVE** the following Land Use Entitlement project TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GUARD HOUSE]; AN ACCESSORY STRUCTURE TO BE ERECTED OR MOVED ONTO THE LOT PRIOR TO CONSTRUCTION OF THE PRIMARY DWELLING; AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT PERMITTED; AN EIGHT-FOOT TALL SOLID FRONT YARD WITH 10-FOOT TALL PILASTERS WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED at 8112 Via Olivero Avenue (APN 163-04-801-007), R-E (Residence Estates) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on 06/21/26 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0171-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. 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 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.

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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:

Patrick Ziade
Growth Construction
8890 Spanish Ridge Avenue
Las Vegas, NV 89148

Mack McNight
Champion Resource Group
4210 Plumeria Mist
Las Vegas, NV 89129