



June 20, 2024

**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



Margarita Hernandez
626 Biltmore Drive
Las Vegas, Nevada 89101

RE: 24-0250-WVR1
PLANNING COMMISSION MEETING OF JUNE 18, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to recommend **HOLD IN ABEYANCE** 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 item is scheduled to be heard again at the **August 13, 2024** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp