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September 11, 2024

Christie Stanton
2400 East Oakey Boulevard
Las Vegas, Nevada 89104

RE: 24-0340-VAR1
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *September 10, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A ONE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED]; A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED]; AND TO ALLOW A CHAIN LINK FENCE WHERE THE CHAIN LINK MATERIAL IS PROHIBITED on 0.15 acres at 2400 East Oakey Boulevard (APN 162-01-311-012), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following Amended conditions:

Planning

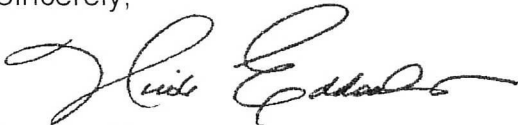
1. A Variance is hereby approved to allow a one-foot side yard setback where 15 feet is required for an existing 198 square-foot residential accessory structure.
 - a. The accessory structure is subject to the site plan date stamped 08/01/24.
2. A Variance is hereby approved to allow a zero-foot rear yard setback where three feet is required for an existing 198 square-foot residential accessory structure.
3. The metal carport located within the corner side yard setback but not depicted on the staff report shall be removed prior to the issuance of a building permit.
4. 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.

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5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 September 10, 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 September 23, 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