



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



September 11, 2024

Keri McKee
McKee Family Trust
1508 Silver Oaks Street
Las Vegas, Nevada 89117

RE: 24-0349-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 SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GARAGE]; A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT SEPARATION WHERE SIX FEET IS REQUIRED FOR TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [GARAGE AND GYM] on 0.55 acres at 1508 Silver Oaks Street (APN 163-03-210-026), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a one-foot separation from the main building where six feet is required for a proposed Residential Accessory Structure [Garage].
2. A Variance is hereby approved to allow a three-foot side yard setback where five feet is required for two proposed Residential Accessory Structures [Garage and Gym].
3. A Variance is hereby approved to allow a zero-foot separation where six feet is required for two proposed Residential Accessory Structures [Garage and Gym].
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.

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