



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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September 11, 2024

Cody Roskelly  
Southern Nevada Regional Housing Authority  
340 North 11th Street  
Las Vegas, Nevada 89101

**RE: 24-0402-WVR1**  
**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 19-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 78 FEET IS REQUIRED FOR BUILDING NUMBER ONE; A 62-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 79 FEET IS REQUIRED FOR BUILDING NUMBER TWO; AND A 49-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED FOR BUILDING NUMBER THREE on 5.15 acres at the southeast corner of Duncan Drive and Edward Avenue (APN 138-12-210-021), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the approved conditions for Site Development Plan Review (24-0067-SDR1), except as amended herein.
2. A Waiver from Title from Title 19.06 is hereby approved, to allow a 19-foot residential adjacency setback where 78 feet is required for building number one.
3. A Waiver from Title from Title 19.06 is hereby approved, to allow a 62-foot residential adjacency setback where 79 feet is required for building number two.
4. A Waiver from Title from Title 19.06 is hereby approved, to allow a 49-foot residential adjacency setback where 81 feet is required for building number three.
5. 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.

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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 seven 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

cc:

Cody Roskelly  
Michaels Development Company  
P.O. Box 90708  
Camden, New Jersey 08101

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Taney Engineering  
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