



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**  
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LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



November 13, 2024

Mark Hirst  
1312 South 7th Street  
Las Vegas, Nevada 89104

**RE: 24-0290-VAR1**  
**PLANNING COMMISSION MEETING OF NOVEMBER 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GARAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR BUILDING SEPARATION AND PLACEMENT on 0.29 acres at 1312 South 7th Street (APN 162-03-610-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved to allow a proposed Residential Accessory Structure [Garage] with a zero-foot separation from the main building where six feet is required.
2. A Variance is hereby approved to allow a proposed Residential Accessory Structure [Garage] to be located in front of the primary structure where such is not allowed.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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This action by the Planning Commission on November 12, 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 November 25, 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:

Valley Home Construction 8 Remodels  
6472 Windy Road #A  
Las Vegas, Nevada 89119