



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
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October 17, 2024

Jessie Scott
1608 Manhattan Drive
Las Vegas, Nevada 89106

RE: 24-0341-VAR1
CITY COUNCIL MEETING OF OCTOBER 16, 2024

Dear Applicant:

The City Council at a regular meeting held on *October 16, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED CARPORT] TO BE LOCATED WITHIN THE FRONT YARD WHERE SUCH IS NOT ALLOWED; A ONE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED B]; A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED A]; AND TO ALLOW ALL RESIDENTIAL ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.16 acres at 1608 Manhattan Drive (APN 139-20-811-034), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow an existing residential accessory structure [Detached Carport] to be located within the front yard where such is not allowed.
2. A Variance is hereby approved to allow a four-foot separation from the primary dwelling where six feet is required for an existing residential accessory structure [Detached Carport].
3. A Variance is hereby approved to allow a one-foot separation from the primary dwelling where six feet is required for an existing residential accessory structure [Shed B].
4. A Variance is hereby approved to allow a one-foot rear yard setback where three feet is required for an existing residential accessory structure [Shed A].
5. A Variance is hereby approved to allow all residential accessory structures to not be aesthetically compatible with the principal dwelling unit where such is required.

6. 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.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp