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092196

May 3, 2007

Mr. Wendell Gentry  
5306 Hickam Avenue  
Las Vegas, Nevada 89130

RE: VAR-18790 - VARIANCE  
CITY COUNCIL MEETING OF MARCH 21, 2007  
RELATED TO SUP-18789

Dear Mr. Gentry:

The City Council at a regular meeting held March 21, 2007 APPROVED the request for a Variance TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO BE 1,831 SQUARE FEET WHERE 1,148 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.52 acres at 5306 Hickam Avenue (APN: 138-01-702-001), R-E (Residence Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-18789) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. If approved submit revised plans showing the required three-foot setback distance between the nearest portion of the non-habitable accessory structure and the south property line, while still maintaining a minimum 6-foot separation from the principal structure.
4. There will be a minimum five foot southerly setback.

CITY OF LAS VEGAS  
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LAS VEGAS, NEVADA 89101

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Mr. Wendell Gentry  
VAR-18790 – Page Two  
May 3, 2007

5. The accessory structure shall be limited to 1,740 square feet.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, Acting City Clerk



Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services