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065765

January 30, 2007

Mr. Richard Youngblood
8320 West Washburn Road
Las Vegas, Nevada 89149

RE: SUP-16112 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 20, 2006
RELATED TO VAR-16113

Dear Mr. Youngblood:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for a Special Use Permit FOR A NON-HABITABLE ACCESSORY STRUCTURE at 8320 West Washburn Road (APN 125-33-204-011), R-E (Residential Estates) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. This approval is subject to:

Added Conditions:

- A. The accessory structure shall have earth toned colored exterior.
- B. The rear yard setback to the accessory structure shall be a minimum of 10 feet.
- C. The landscaping shall be enhanced along the three sides of the rear yard subject to approval of the Planning and Development staff.

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Non Habitable Accessory Structure use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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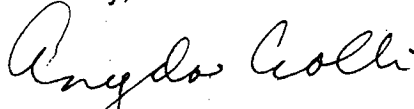
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CLV 7009

Mr. Richard Youngblood
SUP-16112 – Page Two
January 30, 2007

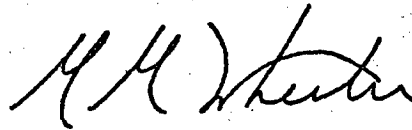
Public Works

4. Coordinate with the Southern Nevada Health District to determine if the existing septic system permit will accommodate the additional non-habitable accessory structure; if not coordinate with the City of Las Vegas Collection Systems Planning Section of the Department of Public Works regarding connection to the City of Las Vegas sewer system prior to the issuance of any permits.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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