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CITY MANAGER

December 23, 2013

Mr. Jorge Garcia
1408 Newport Street
Las Vegas, Nevada 89110

RE: VAR-51093 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 18, 2013

Dear Mr. Garcia:

The City Council at a regular meeting held December 18, 2013, APPROVED the Variance TO ALLOW A FOUR-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 10.1-FOOT TALL ACCESSORY STRUCTURE (CLASS II) WHERE NINE FEET IS THE MAXIMUM HEIGHT ALLOWED FOR AN EXISTING 491 SQUARE-FOOT ACCESSORY STRUCTURE, (CLASS II) [GARAGE] on 0.16 acres at 1408 Newport Street (APN 140-30-114-020), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2013. This approval is subject to:

Planning

1. 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.
2. The non-permitted Accessory Structure (Class II) [shed] located adjacent to the northwest corner of the property shall be removed within 30 day of final approval.
3. 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 Department of Building and Safety within six (6) months of this approval.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.


CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Job Gonzalez
Hacienda Builders, Inc.
685 North Fogg Street
Las Vegas, Nevada 89110