



**LAS VEGAS
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March 19, 2020

Mr. Kent Scow
Clark Scow Revocable Living Trust
1916 Constantine Avenue
Las Vegas, Nevada 89101

**RE: ABEYANCE - VAR-77932 [PRJ-77847] - VARIANCE
CITY COUNCIL MEETING OF MARCH 18, 2020**

Dear Mr. Scow:

The City Council at a regular meeting held on March 18, 2020 voted to **APPROVE** your request for a Variance TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AN EXISTING 720 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WHERE 514 SQUARE FEET IS THE MAXIMUM ALLOWED; A FIVE-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AND TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHED] THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRIMARY RESIDENCE WHERE SUCH IS REQUIRED on 0.14 acres at 1916 Constantine Avenue (APN 139-26-711-072), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77847].

This approval is subject to the following conditions:

Planning

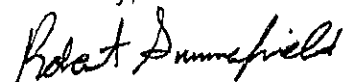
1. This approval shall be void in one year from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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4. 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 March 19, 2020.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb