



LAS VEGAS
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CITY MANAGER

July 10, 2013

Mr. William Birthisel
1243 Barnard Drive
Las Vegas, Nevada 89102

**RE: ABEYANCE – RENOTIFICATION - VAR-47494 - VARIANCE
PLANNING COMMISSION MEETING OF JULY 9, 2013**

Dear Mr. Birthisel:

Your request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A ZERO-FOOT SEPARATION WHERE A SIX-FOOT SEPARATION IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II), AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT YARD AND ZERO FEET IN THE SIDE YARDS WHERE 20 FEET AND FIVE FEET ARE REQUIRED, RESPECTIVELY, on 0.19 acres at 1243 Barnard Drive (APN 162-05-114-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on July 9, 2013.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

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

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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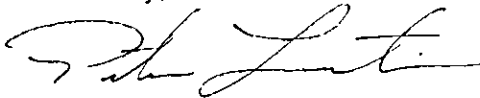
www.lasvegasnevada.gov



Mr. William Birthisel
VAR-47494 - Page Two
July 10, 2013

This item will be considered by the City Council on **August 21, 2013**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein". The signature is fluid and cursive, with a long horizontal stroke at the end.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb