



November 14, 2013

REVISED

LAS VEGAS
CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

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

RE: VAR-51093 - VARIANCE
PLANNING COMMISSION MEETING OF NOVEMBER 12, 2013

Dear Mr. Garcia:

Your request for possible action on a request for a 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, Ward 3 (Coffin), was considered by the Planning Commission on November 12, 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. 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
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov

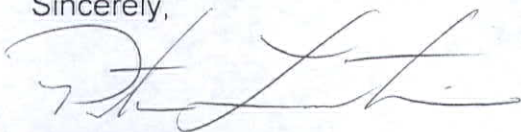


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5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **December 18, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

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