



LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

January 13, 2016

320 S 11th, LLC  
9903 Santa Monica Blvd., Ste 961  
Beverly Hills, California 90212

**RE: ABEYANCE - VAR-61411 [PRJ-61288] - VARIANCE  
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Variance TO ALLOW A FRONT LOADED GARAGE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT PERMITTED, TO ALLOW ACCESSORY STRUCTURES THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW BUILDING SEPARATIONS OF ZERO FEET AND FOUR-FOOT WHERE SIX FEET IS THE MINIMUM REQUIRED FOR TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [GARAGES] TOTALING 1,931 SQUARE FEET on 0.17 acres at 320 South 11th Street (APN 139-34-712-095), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-61288], was considered by the Planning Commission on January 12, 2016.

The Planning Commission voted to **DENY** your request as it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

This action by the Planning Commission on **January 12, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 25, 2016**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Andrew P. Reed, AICP  
Planning Supervisor  
Case Planning Division

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](http://www.lasvegasnevada.gov)



/city of las vegas

S.V

2 ✓

*VAR-61411 [PRJ-61288]* - Page Two  
January 13, 2016

AR:nl

cc:

Mr. John Kubota  
Kubota & Associates Engineering  
5125 West Oquendo Blvd., Ste. 4  
Las Vegas, Nevada 89118