



December 9, 2015

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

**LAS VEGAS
CITY COUNCIL**

**RE: VAR-61411 [PRJ-61288] - VARIANCE
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

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

Dear Applicant:

ELIZABETH N. FRETWELL
CITY MANAGER

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 December 8, 2015.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of City Staff to allow time for proper public notification as the posted sign at the property was removed.

This item is scheduled to be heard again at the **January 12, 2016** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

Sincerely,

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

Peter Lowenstein, AICP
Planning Section Manager
Current Planning

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/city of las vegas

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cc:

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