



June 14, 2017

Mr. Glen Swanson
Kobyjake Family Trust
7421 Mystic Stream Street
Las Vegas, Nevada 89131-3376

**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

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

**RE: VAR-70190 [PRJ-69872] - VARIANCE
PLANNING COMMISSION MEETING OF JUNE 13, 2017**

Dear Applicant:

Your request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD AND A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [RECREATION ROOM] on 0.43 acres located at 7421 Mystic Stream Street (APN 125-15-313-011), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross) [PRJ-69872], was considered by the Planning Commission on June 13, 2017.

The Planning Commission voted to **APPROVE** 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.

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
TTY 711



cityoflasvegas
lasvegasnevada.gov



This action by the Planning Commission on **June 13, 2017** 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 **June 26, 2017**. 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,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl