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DEPARTMENT OF PLANNING

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/city of las vegas

August 3, 2016

Mr. Jeffrey Young
6228 Old Tradition Street
Las Vegas, Nevada 89130

**RE: VAR-64652 [PRJ-64587] - VARIANCE
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 2 2016**

Dear Applicant:

Your request for a Variance TO ALLOW A NINE-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED 144 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WITH ATTACHED PATIO COVER WHERE 15 FEET IS REQUIRED AND TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.21 acres at 6228 Old Tradition Street (APN 125-26-512-022), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-64587], was considered by the Planning Commission on August 2, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to the approved conditions for Rezoning (Z-0118-96).
2. 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.
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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

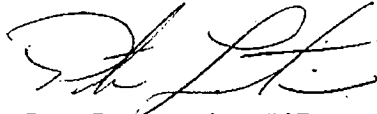
This action by the Planning Commission on **August 2, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional 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 **August 15, 2016**.

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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,



Peter Lowenstein, AICP
Planning Section Manager
Current Planning

PL:nl

cc:

Mr. Jason Maheu
Jam RD&D
652 Middlegate Road, Ste. B
Henderson, Nevada 89011