



**LAS VEGAS
CITY COUNCIL**

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February 9, 2022

Mr. Ana Luisa Reyes Martinez
2017 Poplar Avenue
Las Vegas, Nevada 89101

RE: 21-0678-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND AN EXISTING FIVE-FOOT TALL SOLID SCREEN WALL WHERE A THREE-FOOT TALL SOLID SCREEN WALL WITH TWO FEET OF WROUGHT IRON IS ALLOWED on 0.22 acres at 2017 Poplar Avenue (APNs 139-35-610-026 and 027), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

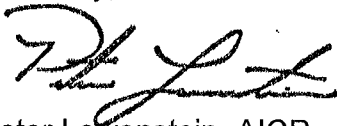
Planning

1. A Variance is hereby denied, to allow a zero-foot side yard setback for an existing Accessory Structure (Class II) [shed] where three feet is required.
2. A Variance is hereby approved, to allow a 10-foot front yard setback where 20 feet is required for an existing patio cover [carport].
3. A Variance is hereby approved, to allow a three-foot tall solid screen wall, with two feet open for visibility in the front yard setback area where two feet of solid block with three feet open for visibility is allowed.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. 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.

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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 **February 8, 2022** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. 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
Deputy Planning Director
Department of Planning

PL:nl