



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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December 14, 2022

Mariana Rivas Torres
6151 Donald Nelson Avenue
Las Vegas, Nevada 89131

**RE: 22-0580-VAR1
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted **APPROVE** a request TO ALLOW A 30-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT]; TO ALLOW A 15-FOOT TALL PATIO COVER [CARPORT] WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CORRAL]; TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [BARNHOUSE] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED; TO ALLOW A SIX-FOOT TALL FRONT YARD WALL WITH A THREE-FOOT SOLID WALL BASE HEIGHT WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED; AND TO ALLOW A 26-FOOT ON-CENTER DISTANCE BETWEEN PILASTERS WHERE 24 FEET IS THE MAXIMUM ALLOWED FOR AN EXISTING FRONT YARD WALL on 1.14 acres at 6151 Donald Nelson Avenue (APN 125-14-607-004), R-E (Residence Estates) Zone, Ward 6 (Fiore).

This approval is subject to the following conditions:

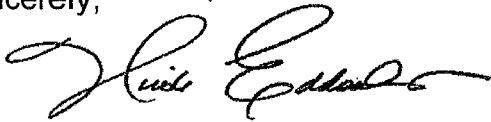
Planning

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.

This action by the Planning Commission on **December 13, 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 **December 27, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Andrea Acuna
6154 Darnley Street
North Las Vegas, Nevada 89081