



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DIAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST.
1ST FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

MARCH 15, 2023

Romie Hernandez
3919 North Helen Avenue
Las Vegas, Nevada 89130

RE: 22-0092-VAR1
CITY COUNCIL MEETING OF MARCH 15, 2023

Dear Applicant:

The City Council at a regular meeting held on *March 15, 2023* voted to **APPROVE** a request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [DETACHED CARPORT] WHERE 15 FEET IS REQUIRED, THE HEIGHT OF TWO EXISTING DETACHED ACCESSORY STRUCTURES (CLASS II) [RECREATIONAL VEHICLE CANOPY AND STORAGE CANOPY] TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED, A ZERO-FOOT SEPARATION FROM THE MAIN DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE (CLASS II) [STORAGE CANOPY], ACCESSORY STRUCTURES (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED AND A THREE-FOOT FRONT YARD SCREEN WALL WHERE TWO FEET IS ALLOWED on 0.70 acres at 3919 Helen Avenue (APN 138-12-110-030), R-E (Residence Estates) Zone, Ward 5 (Crear).

This approval is subject to the following amended conditions:

Planning

1. All Variance requests as noticed are hereby denied with the exception of the Variance requests associated with the accessory structure (RV Storage) to allow a zero-foot side yard setback where 10 feet is required, to allow aesthetic incompatibility with the main dwelling where such is required and to allow the height to exceed that of the principle dwelling; as well as to allow a 3-foot tall existing screen wall in the front yard setback area where a maximum of 2 feet solid wall is required.



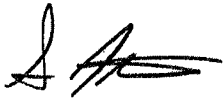
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed 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.

Public Works

6. Contact the Southern Nevada Health District to determine if the existing septic system permit will accommodate the proposed action. If not, contact the Sanitary Sewer Engineering Section of the Department of Public Works to coordinate connection to public sewer prior to the issuance of permits.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl