



**LAS VEGAS
CITY COUNCIL**

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February 15, 2023

Romie Hernandez
3919 North Helen Avenue
Las Vegas, Nevada 89130

RE: 22-0092-VAR1
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *February 14, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project 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 conditions:

Planning

1. All Variance requests as noticed are hereby denied with the exception of the Variance request to allow an accessory structure (RV Storage) to not be aesthetically compatible with the main dwelling where such 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.

This item will be considered by the City Council on March 15, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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cc: