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cityoflasvegas  
lasvegasnevada.gov

January 11, 2023

Mario Mendez  
1712 Poplar Avenue  
Las Vegas, Nevada 89101

**RE: 22-0656-VAR1**  
**PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN 18-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT] on 0.15 acres at 1712 Poplar Avenue (APN 139-35-610-053), R-1 (Single Family Residential) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

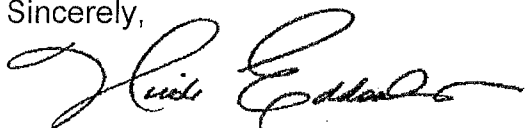
**Planning**

1. A Variance is hereby approved to allow an 18-foot front yard setback where 20 feet is required and a four-foot side yard setback where five feet is required for an existing patio cover [carport].
2. The applicant shall modify the existing perimeter fences in order to comply with minimal Title 19 standards.
3. 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.
4. 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.
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. 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 January 10, 2023 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 January 24, 2023. 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

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