



**LAS VEGAS
CITY COUNCIL**

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December 11, 2024

Jesus Dorame-Mendias
1615 Chapman Drive
Las Vegas, Nevada 89104

RE: 24-0410-VAR1
PLANNING COMMISSION MEETING OF DECEMBER 10, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *December 10, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [STORAGE GARAGE AND CASITA] AND A PATIO COVER [CARPORT] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION FROM THE MAIN BUILDING, SETBACKS, AND BUILDING SIZE on 0.17 acres at 1615 Chapman Drive (APN 162-02-116-021), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

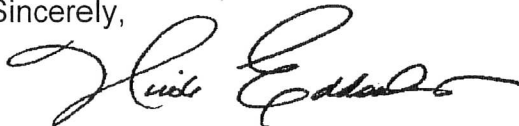
Planning

1. A Variance is hereby approved, to allow a zero-foot side yard setback where five feet is required for an existing Patio Cover [Carport].
2. A Variance is hereby denied, to allow a zero-foot separation from the main building where six feet is required for an existing Residential, Accessory Structure [Storage Garage].
3. A Variance is hereby approved, to allow a one-foot side yard setback where three feet is required for an existing Residential, Accessory Structure [Casita].
4. A Variance is hereby approved, to allow all existing Residential, Accessory Structures to be 53 percent of the floor area of the principal dwelling where 50 percent is the maximum allowed.
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 Building and Safety Division.

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 December 10, 2024 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 Community Development at 702.229.6301 after December 23, 2024. 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:bp