



**LAS VEGAS
CITY COUNCIL**

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June 14, 2023

James & Jean Hayes
6912 Cortez Court
Las Vegas, Nevada 89145

**RE: 23-0175-VAR1
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED 1]; A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR A SECOND EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED 2]; BOTH RESIDENTIAL ACCESSORY STRUCTURES [SHEDS 1 AND 2] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED; AND A 12-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING CARPORT on 0.21 acres at 6912 Cortez Court (APN 138-34-512-024), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen)

This approval is subject to the following conditions:

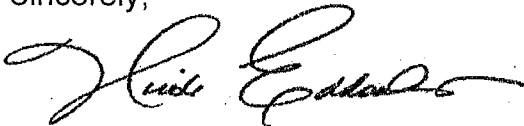
Planning

1. The side panel on the carport shall be removed.
2. A Variance is hereby approved to allow a zero-foot rear yard setback where three feet is required for an existing Residential Accessory Structure [Shed 2].
3. A Variance is hereby approved to allow a 12-foot front yard setback where 20 feet is required for an existing attached Residential Accessory Structure [carport].
4. 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.

5. 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.
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 June 13, 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 Community Development at 702.229.6301 after June 26, 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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cc: