



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

495 S. MAIN ST.
1ST FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY

August 9, 2023

Elizabeth Fretwell
Fretwell Robinson Trust & Fretwell Elizabeth TRS
7960 W. Rosada Way
Las Vegas, Nevada 89149

**RE: 23-0299-VAR1
PLANNING COMMISSION MEETING OF AUGUST 8, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 8, 2023* voted to **APPROVE** a request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED PATIO COVER [CARPORT] on 0.71 acres at 7960 West Rosada Way (APN 125-33-701-012), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

Planning

1. A Variance (23-0299-VAR1) is hereby approved to allow a three-foot side yard setback where 10 feet is required for a proposed Patio Cover [Carport].
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 Building and Safety Division.
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.



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This action by the Planning Commission on **August 8, 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 August 21, 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

NE:nl

cc:

Alexander Mireles, AIA
7995 Blue Diamond Road, Ste. 102-107
Las Vegas, Nevada 89178