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COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

September 13, 2023

Sharon Gorman
5720 Turkey Lane
Las Vegas, Nevada 89131

RE: 23-0335-VAR1
PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *September 12, 2023* voted to **APPROVE** a request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED 516 SQUARE-FOOT RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; AND TO ALLOW A ONE-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A 25-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED, A ONE-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND A STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE AND IN FRONT OF THE MAIN BUILDING WHERE SUCH IS PROHIBITED FOR AN EXISTING DETACHED RESIDENTIAL ACCESSORY STRUCTURE [CARPORT] on 0.47 acres at 5720 Turkey Lane (APN 125-24-402-007), R-E (Residence Estates) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

Planning

1. 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.
2. 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.



3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. 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 **September 12, 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 September 25, 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:

Mackaya Magdaleno
ACG Design
4310 Cameron Street, Ste. 12-A
Las Vegas, Nevada 89103