



October 11, 2023

Cesar A Flores  
219 South 15th Street  
Las Vegas, Nevada 89101

**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
*Mayor*

BRIAN KNUDSEN  
*Mayor Pro Tem*

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

MIKE JANSSEN  
*City Manager*

**RE: 23-0133-VAR1**

**PLANNING COMMISSION MEETING OF OCTOBER 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to **APPROVE** of the following Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT 1]; A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED AND LOCATED IN FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT 2]; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER; AND A TOTAL ACCESSORY STRUCTURE COVERAGE OF 68 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.17 acres at 219 South 15th Street (APN 139-35-412-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz)

This approval is subject to the following amended conditions:

**Planning**

1. A Variance (23-0133-VAR1) is hereby approved to allow a one-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Carport 1].
2. A Variance (23-0133-VAR1) is hereby denied to allow a zero-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Carport 2].
3. A Variance (23-0133-VAR1) is hereby denied to allow a zero-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Carport 2].

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY

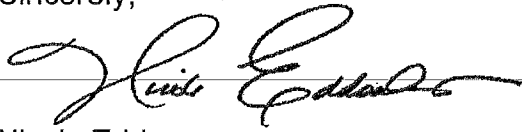


cityoflasvegas | lasvegasnevada.gov

4. A Variance (23-0133-VAR1) is hereby approved to allow a zero-foot side yard setback where five feet is required for an existing Patio Cover.
5. A Variance (23-0133-VAR1) is hereby approved to allow a 68 percent Residential Accessory Structure coverage where 50 percent is the maximum allowed.
6. A Variance (23-0133-VAR1) is hereby approved to allow an existing Residential Accessory Structure [Carport 1] to not be aesthetically compatible with the primary dwelling where such is required.
7. A Variance (23-0133-VAR1) is hereby denied to allow an existing Residential Accessory Structure [Carport 2] to not be aesthetically compatible with the primary dwelling where such is required.
8. 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.
9. All existing chain link material shall be removed.
10. A site investigation will be necessary for the Residential Accessory Structure [Carport 2] to ensure load suitability.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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 October 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 Community Development at 702.229.6301 after October 23, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc: