



**LAS VEGAS  
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COMMUNITY DEVELOPMENT

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December 13, 2023

David Maiorana  
1825 East Oakey Boulevard  
Las Vegas, Nevada 89104

**RE: 23-0520-VAR1**  
**PLANNING COMMISSION MEETING OF DECEMBER 12, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 12, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING PATIO COVER [CARPORT] on 0.17 acres at 1825 East Oakey Boulevard (APN 162-02-614-083), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved to allow a zero-foot corner side yard setback where ten feet is required for an existing 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.



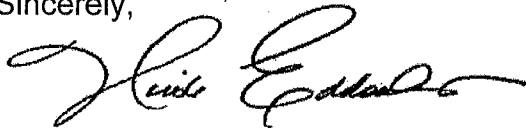
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Public Works

6. Submit a License Agreement for landscaping and private improvements (wall and portion of carport) in the public right-of way adjacent to this site prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-4836).

This action by the Planning Commission on December 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 December 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

NE:bp