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December 13, 2023

Gisel Pedroza Aguilar
1800 Silver Birch Lane
Las Vegas, Nevada 89104

RE: 23-0522-VAR1
PLANNING COMMISSION MEETING OF DECEMBER 12, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *December 12, 2023* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project request TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, A ONE-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED, AND A ONE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER [PATIO COVER 1]; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER [PATIO COVER 2], A SIX-FOOT TALL FRONT YARD WALL/FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED; A TOTAL ACCESSORY STRUCTURE COVERAGE OF 103 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT], AND TO BE LOCATED WITHIN THE FRONT YARD WHERE SUCH IS NOT ALLOWED on 0.14 acres at 1800 Silver Birch Lane (APN 162-01-711-011), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This item is scheduled to be heard again at the **January 9, 2024** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp



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