



**LAS VEGAS
CITY COUNCIL**

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January 10, 2024

Candice Cavasos
1029 Palmhurst Drive
Las Vegas, Nevada 89145

**RE: 23-0457-VAR1
PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to **DENY** the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER 1], A ZERO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 1, DETACHED PATIO COVER 1, DETACHED PATIO COVER 2], A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 1, SHED 2, DETACHED PATIO COVER 3], A ZERO-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER 3], AND TO ALLOW CORRUGATED METAL WHERE SUCH MATERIAL IS PROHIBITED FOR EXISTING GATES on 0.19 acres at 1029 Palmhurst Drive (APN 138-34-411-033), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This action by the Planning Commission on January 9, 2024 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 January 23, 2024. 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