



**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

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

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

702.229.6011 | VOICE
711 | TTY

January 10, 2024

Carol A. Gornie
9551 West Washburn Road
Las Vegas, Nevada 89149

**RE: 23-0514-VAR1
PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A 16-FOOT TALL RESIDENTIAL ACCESSORY STRUCTURE [DETACHED CARPORT] TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED; A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED; A FIVE-FOOT SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED; AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.46 acres at 9551 West Washburn Road (APN 125-31-711-001), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a 16-foot tall Residential Accessory Structure [Detached Carport] to exceed the height of the principal dwelling unit where such is not allowed; a two-foot side yard setback where five feet is required; a five-foot separation from the main dwelling unit where six feet is required; and to not be aesthetically compatible with the principal dwelling unit where such is required.
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 Department of Building and Safety.
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.

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

cc:

Jessica Lane
3310 South Valley View Boulevard
Las Vegas, Nevada 89102