



**LAS VEGAS
CITY COUNCIL**

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January 10, 2024

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

**RE: 23-0522-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 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 approval is subject to the following conditions:

Planning

1. A Variance (23-0522-VAR1) is hereby approved to allow a zero-foot separation where six feet is required, and to be located in front of the primary dwelling for an existing Residential Accessory Structure [Carport].



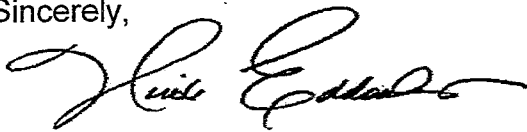
2. A Variance (23-0522-VAR1) is hereby approved to allow a one-foot side yard setback where three feet is required, a one-foot rear yard setback where three feet is required, and a one-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Casita].
3. A Variance (23-0522-VAR1) is hereby approved to allow a six-foot tall front yard wall/fence where five feet is the maximum height allowed.
4. A Variance (23-0522-VAR1) is hereby approved to allow a total accessory structure coverage of 103 percent of the primary dwelling floor area where 50 percent is the maximum allowed.
5. 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.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

9. Submit a License Agreement for landscaping and private improvements (fence/wall) in the Silver Birch Lane public right-of-way 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 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,

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:bp