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CITY COUNCIL**

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January 10, 2024

Erin Kennedy
5536 Galena Point Street
Las Vegas, Nevada 89130

RE: 23-0584-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 ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED SHADE STRUCTURE 1], TO ALLOW A THREE-FOOT SEPARATION FROM THE PRIMARY DWELLING UNIT WHERE SIX FEET IS REQUIRED FOR EXISTING RESIDENTIAL ACCESSORY STRUCTURES [DETACHED SHADE STRUCTURE 2 AND SHED 1], AND TO ALLOW A FOUR-FOOT SEPARATION FROM THE PRIMARY DWELLING UNIT WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED 2] on 0.23 acres at 5536 Galena Point Street (APN 125-35-510-011), R-1 (Single Family Residential) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

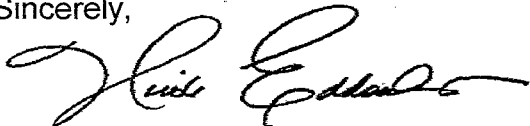
Planning

1. A Variance (23-0584-VAR1) is hereby approved to allow a zero-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Detached Shade Structure 1].
2. A Variance (23-0584-VAR1) is hereby approved to allow a three-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Detached Shade Structure 2].
3. A Variance (23-0584-VAR1) is hereby approved to allow a three-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Shed 1].
4. A Variance (23-0584-VAR1) is hereby approved to allow a four-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Shed 2].

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.

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:

Bruce Steffen
5536 Galena Point Street
Las Vegas, Nevada 89130