



**LAS VEGAS
CITY COUNCIL**

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March 13, 2024

Juana Vizcarra
Juana & Guadalupe Vizcarra
5309 West Gowan Road
Las Vegas, Nevada 89130

RE: 24-0006-VAR1
PLANNING COMMISSION MEETING OF MARCH 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [DETACHED PATIO COVER] AND A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] on 0.46 acres at 5309 West Gowan Road (APN 138-12-710-003), R-E (Residence Estates) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a three-foot side yard setback where five feet is required for an existing Residential Accessory Structure [Detached Patio Cover].
2. A Variance is hereby approved to allow a four-foot side yard setback where five feet is required for an existing Residential Accessory Structure [Shed].
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on April 17, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Juana Vizcarra
5309 West Gowan Road
Las Vegas, Nevada 89130

Jaime De La Vega
6944 Erin Circle
Las Vegas, Nevada 89145