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CITY COUNCIL**

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April 10, 2024

Perry C Rogers Trustee
3000 Arabian Road
Las Vegas, Nevada 89107

RE: 24-0021-VAR1
PLANNING COMMISSION MEETING OF APRIL 9, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *April 9, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] AND PATIO COVER TO BE PLACED IN THE FRONT YARD SETBACK WHERE SUCH IS NOT ALLOWED AND TO ALLOW A 10-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.98 acres at 3000 Arabian Road (APN 139-32-305-004), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. A Variance (24-0021-VAR1) is hereby approved, to allow a proposed Residential Accessory Structure [Casita] to be placed in the front yard setback where such is not allowed
2. A Variance (24-0021-VAR1) is hereby approved to allow a proposed Patio Cover to be placed in the front yard setback where such is not allowed and to allow a 10-foot side yard setback where 15 feet is required for a proposed Patio Cover.
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.

Public Works

7. Contact the Southern Nevada Health District to determine if the existing septic system permit will accommodate the proposed action. If not, contact the Sanitary Sewer Engineering Section of the Department of Public Works regarding connection to Public Sewer prior to the issuance of permits.

This action by the Planning Commission on April 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 April 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:

Perry C Rogers
3000 Arabian Road
Las Vegas, Nevada 89107