



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

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May 15, 2024

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

**RE: 24-0006-VAR1**  
**CITY COUNCIL MEETING OF MAY 15, 2024**

Dear Applicant:

The City Council at a regular meeting held on *May 15, 2024* voted to **APPROVE** 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

Juana Vizcarra  
5309 West Gowan Road  
Las Vegas, Nevada 89130

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