



**LAS VEGAS  
CITY COUNCIL**

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May 15, 2024

Jaime Guimarey  
6224 Budnick Circle  
Las Vegas, Nevada 89130

**RE: 24-0043-VAR1  
PLANNING COMMISSION MEETING OF MAY 14, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to recommend **APPROVAL** of 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 [CARPORT]; TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA]; TO ALLOW A FIVE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT]; AND TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORT AND MIDDLE SHED] TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRIMARY DWELLING WHERE SUCH IS REQUIRED on 0.25 acres at 6224 Budnick Circle (APN 138-02-510-052), R-1 (Single Family Residential) Zone, Ward 5 (Crear).

This approval is subject to the following amended conditions:

**Planning**

1. The Carport shall be removed within 90 days of final approval.
2. A Variance (24-0043-VAR1) is hereby denied, to allow a zero-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Carport].
3. A Variance (24-0043-VAR1) is hereby approved, to allow a one-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Casita].
4. A Variance (24-0043-VAR1) is hereby approved, to allow a five-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Carport].



5. A Variance (24-0043-VAR1) is hereby approved, to allow existing Residential Accessory Structures [Carport and Middle Shed] to not be aesthetically compatible with the primary dwelling where such is required.
6. 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.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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 June 26, 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