



**LAS VEGAS
CITY COUNCIL**

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LAS VEGAS, NV 89101
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July 10, 2024

Adriana Segura Cazares
1908 East Mesquite Avenue
Las Vegas, Nevada 89101

RE: 24-0182-VAR1
PLANNING COMMISSION MEETING OF JULY 09, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *July 09, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A TWO-FOOT REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING RESIDENTIAL, ACCESSORY STRUCTURE [SHED 1] on 0.15 acres at 1908 East Mesquite Avenue (APN 139-35-514-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

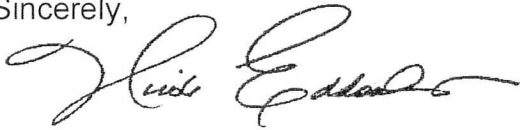
Planning

1. A Variance is hereby approved, to allow a two-foot rear yard setback where three feet is required for an existing Residential Accessory Structure [Shed 1].
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 July 09, 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 July 22, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc: