



**LAS VEGAS  
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August 14, 2024

Deanna Grenkow  
1601 Bryn Mawr Avenue  
Las Vegas, Nevada 89102

**RE: 24-0106-VAR1**  
**PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE-FAMILY DWELLING on 0.28 acres at 1601 Bryn Mawr Avenue (APN 162-04-312-005), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following Amended conditions:

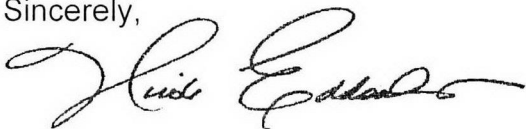
**Planning**

1. The patio cover extending into the established side yard setback area for the parcel may not be enclosed above any perimeter or screen walls or fences conforming to Title 19.06 standards. Any screening materials, including wood, metal, canvas, plastic, glass, which encloses the patio cover above any such perimeter or screen wall shall be removed.
2. Any chimney, vent stack, or drain directing or exhausting any gas or other substance in the direction of or into any adjacent property shall be redirected away from the adjacent property
3. Exterior storage of goods and materials underneath the patio cover may be permitted provided that all goods and materials are screened from view from adjacent property and rights-of-way.
4. All accessory structures located in front of the primary dwelling, including any self-contained cargo container or similar structure that is attached to a trailer, shall be removed.
5. A Variance (24-0106-VAR1) is hereby approved, to allow a zero-foot side yard setback where five feet is required for an existing patio cover.

6. A Variance (24-0106-VAR1) is hereby approved, to allow a zero-foot side yard setback where five feet is required for an existing addition to a single-family dwelling.
7. 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.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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 August 13, 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 August 26, 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:jr