



**LAS VEGAS
CITY COUNCIL**

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LAS VEGAS, NV 89101

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June 20, 2024

Gabriel Vazquez
2330 Howard Drive
Las Vegas, Nevada 89104

RE: 23-0506-VAR1
PLANNING COMMISSION MEETING OF JUNE 18, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 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 A PATIO COVER [CARPORT]; A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR TWO RESIDENTIAL ACCESSORY STRUCTURES [SHEDS] AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.14 acres at 2330 Howard Drive (APN 162-01-311-065), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

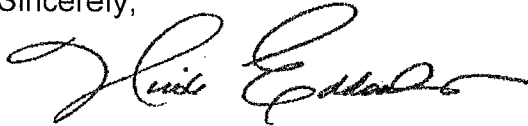
This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a zero-foot side yard setback where five feet is required for a patio cover [carport].
2. A Variance is hereby approved to allow a one-foot side yard setback where three feet is required for two residential accessory structures [sheds] and to not be aesthetically compatible with the principal dwelling unit where such is required.
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.

This action by the Planning Commission on June 18, 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 1, 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:bp