



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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November 7, 2024

Moises Murillo
Maricela Palacios
815 Clarkway Drive
Las Vegas, Nevada 89106

RE: 24-0275-VAR1
CITY COUNCIL MEETING OF NOVEMBER 6, 2024

Dear Applicant:

The City Council at a regular meeting held on *November 6, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHADE STRUCTURE] TO BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED; A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A RESIDENTIAL ACCESSORY STRUCTURE [SHED 1], A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR RESIDENTIAL ACCESSORY STRUCTURES [SHEDS 1, 2 AND 4]; AND TO ALLOW ALL RESIDENTIAL ACCESSORY STRUCTURES TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED on 0.50 acres at 815 Clarkway Drive (APN 139-28-301-015), 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 an existing Residential Accessory Structure [Shade Structure] to be located in front of the primary structure where such is not allowed.
2. A Variance is hereby approved, to allow a three-foot rear yard setback where five feet is required for a Residential Accessory Structure [Shed 1].
3. A Variance is hereby approved, to allow a two-foot side yard setback where five feet is required for a Residential Accessory Structure [Shed 1].
4. A Variance is hereby approved, to allow a two-foot side yard setback where five feet is required for a Residential Accessory Structure [Shed 2].

5. A Variance is hereby approved, to allow a two-foot side yard setback where five feet is required for a Residential Accessory Structure [Shed 4].
6. A Variance is hereby approved to allow all Residential Accessory Structures to not be aesthetically compatible with the principal dwelling unit where such is required.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 7, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Jonathan Malfabon
Icon Power
3006 South Priest Drive
Tempe, Arizona 85282