



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

January 15, 2025

William Brendan Gaughan
225 Canyon Drive
Las Vegas, Nevada 89107

RE: 24-0577-VAR1
PLANNING COMMISSION MEETING OF JANUARY 14, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW ADDITIONS TO AN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLING THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.55 acres at 225 Canyon Drive (APN 139-32-110-065), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

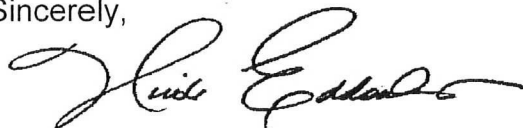
This approval is subject to the following conditions:

Planning

1. 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.
2. A Variance is hereby approved to allow a seven-foot side yard setback along the northern perimeter and a five-foot side yard setback along the southern perimeter where ten feet is required.
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 **January 14, 2025** 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 January 27, 2025. 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:bp

cc:

Derek Sanders
PJ Becker & Sons Construction
6767 West Tropicana Ave, #110
Las Vegas, Nevada 89103

Sheldon Colen
SCA Design
2525 West Horizon Ridge Parkway, Suite 230
Henderson, Nevada 89052