



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

March 12, 2025

Martin Mendez
4921 Elmhurst Lane
Las Vegas, Nevada 89108

**RE: 24-0638-VAR1
PLANNING COMMISSION MEETING OF MARCH 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **March 11, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW AN EXISTING PATIO COVER [CARPORT] AND A PROPOSED PATIO COVER [PORCH] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, PLACEMENT, SIZE AND LOT COVERAGE on 0.14 acres at 4921 Elmhurst Lane (APN 138-25-612-030), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. A Variance to allow a zero foot side yard setback for an existing patio cover [carport] where five feet is required is hereby approved.
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.

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This item will be considered by the City Council on **April 16, 2025**. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Adrian Plata
AAPRD LLC
PO BOX 401296
Las Vegas, Nevada 89140