



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE
SHONDRA
SUMMERS-ARMSTRONG

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 9, 2025

Charles Grohs, TTEE
6235 North Eula Street
Las Vegas, Nevada 89149

RE: 25-0043-VAR1
PLANNING COMMISSION MEETING OF APRIL 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW A PROPOSED PATIO COVER THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND HEIGHT on 0.46 acres at 6235 North Eula Street (APN 125-30-113-004), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a five-foot side yard setback where 10 feet is required for a proposed patio cover.
2. A Variance is hereby approved, to allow a 14-foot tall proposed patio cover where 12 feet is the maximum height allowed.
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.

25-0043-VAR1 - Page Two
April 9, 2025

This item will be considered by the City Council on May 21, 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". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jessica Lane
Proficient Patios
3310 South Valley View Boulevard
Las Vegas, Nevada 89102