



**LAS VEGAS
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cityoflasvegas
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April 16, 2025

Martin Mendez
4921 Elmhurst Lane
Las Vegas, Nevada 89108

RE: 24-0638-VAR1

CITY COUNCIL MEETING OF APRIL 16, 2025

Dear Applicant:

The City Council at a regular meeting held on *April 16, 2025* voted to **APPROVE** 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). The Planning Commission (6-0 vote) recommends APPROVAL. Staff recommends DENIAL.

This approval is subject to the following Amended conditions:

24-0638-VAR1 AMENDED 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 within 180 days from final approval; 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 17, 2025.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

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