



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

May 21, 2025

Charles Grohs
Charles Edward Grohs and Carey Renee Grohs Living Trust
6235 North Eula Street
Las Vegas, Nevada 89149

RE: 25-0043-VAR1
CITY COUNCIL MEETING OF MAY 21, 2025

Dear Applicant:

The City Council at a regular meeting held on *May 21, 2025* voted to **APPROVE** 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). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

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.

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The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2025.

Sincerely,

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

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

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