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cityoflasvegas  
lasvegasnevada.gov

January 14, 2026

James McClary  
10435 Irish Cliffs Court  
Las Vegas, Nevada 89149

**RE: 25-0527-VAR1**  
**PLANNING COMMISSION MEETING OF JANUARY 13, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* 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 0.15 acres at 10435 Irish Cliffs Court (APN 126-25-311-023), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Allen-Palenske). Staff recommends DENIAL.

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved, to allow a three-foot side yard setback where five feet is required for a proposed patio cover.
2. A Variance hereby approved, to allow a 14-foot tall 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.

This item will be considered by the City Council on February 18, 2026. 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:jr

cc:

Rick Montoya  
Advantage Construction  
4885 Vicki Avenue  
Las Vegas, Nevada 89139