



October 14, 2015

Mr. Javier Chavez
93 Vallejo Avenue
Las Vegas, Nevada 89110

**LAS VEGAS
CITY COUNCIL**

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ELIZABETH N. FRETWELL
CITY MANAGER

**RE: VAR-61042 [PRJ-59822] - VARIANCE
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR THE EXISTING PRINCIPAL DWELLING AND A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 93 Vallejo Avenue (APN 140-31-411-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-59822], was considered by the Planning Commission on October 13, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following amended conditions:

Planning

1. The two-foot side yard setback for the patio cover is not approved.
2. The patio cover shall be augmented to comply with code and/or removed within 180 days from the date of approval.
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 Department of Building and Safety.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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This action by the Planning Commission on **October 13, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 26, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl

cc:

Mr. Larry Sanchez
7570 Norman Rockwell Lane, Ste. 140
Las Vegas, Nevada 89143