



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

December 11, 2024

Cynthia Mota  
Cynthia Mota Family Trust  
1610 South 13th Street  
Las Vegas, Nevada 89104

**RE: 24-0536-VAR1**  
**PLANNING COMMISSION MEETING OF DECEMBER 10, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 10, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING ROOM ADDITION THAT DOES CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS; AND AN EXISTING FRONT YARD WALL/FENCE THAT EXCEEDS MAXIMUM HEIGHT STANDARDS on 0.14 acres at 1610 South 13th Street (APN 162-02-210-021), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

**Planning**

- A. The applicant shall remove the perforated metal screening along the front yard fence within 60 days of final approval.
  - 1. A Variance is hereby approved to allow a four-foot side yard setback where five feet is required for the primary dwelling.
  - 2. A Variance is hereby approved to allow a seven-foot tall front yard wall/fence with a three-foot solid base where five feet with a two-foot solid base is the maximum 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.

**Public Works**

7. Submit a License Agreement for landscaping and private improvements (existing wall) in the 13th Street public right(s)-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).

This action by the Planning Commission on December 10, 2024 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after December 23, 2024. 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp