



**LAS VEGAS  
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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
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October 9, 2024

JHS Properties, LLC  
5611 Dimick Avenue  
Las Vegas, Nevada 89130

**RE: 24-0326-VAR1**  
**PLANNING COMMISSION MEETING OF OCTOBER 8, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 8, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED PRIMARY DWELLING AND PATIO COVER [ENTRYWAY] THAT DOES NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND BUILDING HEIGHT on 0.47 acres at 5400 Florine Street (APN 138-01-406-003), R-E (Residence Estates) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**Planning**

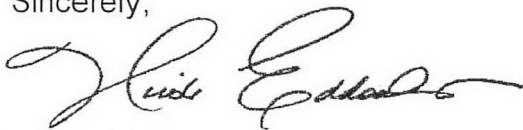
1. A Variance is hereby approved, to allow a 29-foot front yard setback where 50 feet is required for a proposed Primary Dwelling.
2. A Variance is hereby approved, to allow a 13-foot front yard setback where 50 feet is required for a proposed Patio Cover [Entryway].
3. A Variance is hereby approved, to allow a proposed 16-foot tall Patio Cover [Entryway] where 12 feet is the maximum height allowed.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
9. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per urban standards (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants) on Florine Street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits or the recordation of a Final Map for this site, whichever may occur first.

This action by the Planning Commission on October 8, 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 October 21, 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:jr

cc:

Adrian Plata  
Plata Design  
4950 South Rainbow Boulevard #150-613  
Las Vegas, Nevada 89118