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cityoflasvegas  
lasvegasnevada.gov

February 12, 2025

Leticia Gonzalez  
1809 Bonita Avenue  
Las Vegas, Nevada 89104

**RE: 24-0652-VAR1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 11, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED AND CARPORT] AND AN EXISTING FRONT YARD FENCE THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, SIZE, HEIGHT AND AESTHETIC COMPATIBILITY on 0.15 acres at 1809 Bonita Avenue (APN 162-02-712-128), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

**Planning**

- A. Within 90 days of final action, the detached carport as depicted on the site plan date stamped 01/09/25 shall be reduced in height to match the fascia height of the primary dwelling.
- 1. A Variance is hereby approved, to allow a zero-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Shed 1].
- 2. A Variance is hereby approved, to allow a zero-foot rear yard setback where three feet is required for an existing Residential Accessory Structure [Shed 1].
- 3. A Variance is hereby approved, to allow a zero-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Carport].
- 4. A Variance is hereby approved, to allow a zero-foot separation from the principal dwelling where six feet is required for an existing Residential Accessory Structure [Carport].
- 5. A Variance is hereby approved, to allow a seven-foot tall front yard fence with a three-foot solid wall base where a five-foot tall fence with a two-foot solid wall base is the maximum allowed.

6. A Variance is hereby approved, to allow a total accessory structure size of 111 percent of the floor area of the principal dwelling where 50 percent is the maximum allowed.
7. A Variance is hereby approved, to allow existing Residential Accessory Structures to not be aesthetically compatible with the principal dwelling unit where such is required.
8. 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.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 11, 2025** 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 **February 24, 2025**. 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