



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

**March 12, 2025**

Jose Jauregui and Esela Aguayo  
1020 East Oakey Boulevard  
Las Vegas, Nevada 89104

**RE: 24-0646-VAR1  
PLANNING COMMISSION MEETING OF MARCH 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **March 11, 2025** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING ACCESSORY STRUCTURE [STORAGE AND REPAIR SHOP BUILDING] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SIZE AND COVERAGE on 0.14 acres at 1020 East Oakey Boulevard (APN 162-03-716-006), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved to allow a zero-foot rear yard setback where three feet is the minimum required.
2. All development shall be in conformance with the site plan and floor plan, date stamped [02/25/25], except as amended by conditions herein.
3. Interior access must be maintained throughout the entire primary residence, including the addition.
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.

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This action by the Planning Commission on **March 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 **March 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Adrian Plata  
Plata Design  
PO BOX 401296  
Las Vegas, Nevada 89140