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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

March 12, 2025

Rosie Landa
2625 West Charleston Boulevard
Las Vegas, Nevada 89102

**RE: 24-0657-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 A PROPOSED SINGLE FAMILY DETACHED DWELLING WITH A PORTE COCHERE AND A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [BATHROOM] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND SEPARATION on 0.46 acres at 1110 Strong Drive (APN 162-05-512-009), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

This approval is subject to the following **amended** conditions:

Planning

- A. Applicant shall install fast growing drought tolerant trees along the side yard setback to the south in conformance with the site plan date stamped 02/24/25.
 1. A Variance is hereby approved, to allow a 47-foot front yard setback where 50 feet is required for a proposed single family detached dwelling.
 2. A Variance is hereby approved, to allow a nine-foot side yard setback where 10 feet is required for a proposed single family detached dwelling.
 3. A Variance is hereby approved, to allow a 27-foot rear yard setback where 35 feet is required for a proposed single family detached dwelling.
 4. A Variance is hereby approved, to allow a 22-foot front yard setback where 30 feet is required for a proposed attached, open porte cochere.
 5. A Variance is hereby approved, to allow a zero-foot separation from the main dwelling where six feet is required for a proposed Residential Accessory Structure [Bathroom].

6. 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.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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 **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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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