



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

VICTORIA SEAMAN
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE
SHONDRA
SUMMERS-ARMSTRONG

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT
SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 9, 2025

Nicholas Charles Pfau
5517 Rebecca Road
Las Vegas, Nevada 89130

RE: 25-0013-VAR1
PLANNING COMMISSION MEETING OF APRIL 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED AND DETACHED GARAGE], A PROPOSED PATIO COVER, AND HOME ADDITION THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION AND SETBACKS on 0.47 acres at 5517 Rebecca Road (APN 125-35-102-014), R-E (Residence Estates) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a zero-foot side yard setback where five feet is required for an existing Residential Accessory Structure [Shed].
2. A Variance is hereby approved, to allow a five-foot separation from the primary dwelling where six feet is required for an existing Residential Accessory Structure [Shed].
3. A Variance is hereby approved, to allow a three-foot separation from the detached garage to the attached trellis patio cover where six feet is required.
4. A Variance is hereby approved, to allow a 31-foot front yard setback where 50 feet is required for a proposed Patio Cover.
5. A Variance is hereby approved, to allow a 44-foot front yard setback where 50 feet is required for a proposed Home Addition.
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.

Public Works

10. Contact the Southern Nevada Health District to determine if the existing septic system permit will accommodate the proposed action. If the existing septic system is not acceptable, contact the Sanitary Sewer Engineering Section of the Department of Public Works regarding connection to public sewer prior to the issuance of permits.

This action by the Planning Commission on **April 8, 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 **April 21, 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:

Alicia Pfau
5517 Rebecca Road
Las Vegas, Nevada 89130