



**LAS VEGAS
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cityoflasvegas
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May 14, 2025

Layani Gonzalez Arguellas
2104 Santa Rita Drive
Las Vegas, Nevada 89107

RE: 24-0513-VAR1
PLANNING COMMISSION MEETING OF MAY 13, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *May 13, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW EXISTING DETACHED RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS AND STORAGE BUILDINGS] THAT DO NOT COMPLY WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, SIZE, LOCATION AND AESTHETIC COMPATIBILITY AND TO ALLOW A FRONT YARD FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 FRONT YARD WALL AND FENCE DEVELOPMENT STANDARDS on 0.14 acres at 2104 Santa Rita Drive (APN 162-03-415-041), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

Planning

1. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "A") to be located 17 feet from the front yard property line where 20 feet is required.
2. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "B") to be located zero feet from the front yard property line where 20 feet is required.
3. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "A") to be located zero feet from the principal dwelling where six feet is required.
4. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "B") to be located zero feet from the principal dwelling where six feet is required.
5. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "A") in the front yard where such is not allowed.

6. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "B") in the front yard where such is not allowed.
 7. A Variance is hereby approved, to allow a Residential Accessory Structure (Storage Building "C"), to be located five feet from the principal dwelling where six feet is required.
 8. A Variance is hereby approved, to allow a Residential Accessory Structure (Storage Building "D"), to allow a two-foot side yard setback where three feet is the minimum required.
 9. A Variance is hereby approved, to allow the aggregate total of the ground floor areas of all accessory buildings to be 75 percent of the principal dwelling, where 50 percent is the maximum allowed.
 10. A Variance is hereby approved, to allow Residential Accessory Structures to not be aesthetically compatible with the principal dwelling where such is required (Carport "A", "B" and Residential Accessory Structures "C" and "D").
 11. A Variance is hereby approved, to allow a seven-foot tall perforated metal fence with limited visibility where five feet is the maximum allowed with two-foot block and three-foot wrought iron required for visibility.
 12. 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.
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13. 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.
 14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
 15. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on June 18, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Santos Aguilar
2375 East Tropicana Avenue
Las Vegas, Nevada 89115