



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
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cityoflasvegas
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July 9, 2025

Juan Ramirez Sierra
420 Carlin Avenue
Las Vegas, Nevada 89110

RE: 25-0224-VAR1
PLANNING COMMISSION MEETING OF JULY 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *July 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [STORAGE SHEDS] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR AESTHETIC COMPATABILITY, SEPARATION FROM THE MAIN BUILDING AND SETBACKS on 0.17 acres at 420 Carlin Avenue (APN 140-32-610-037), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

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

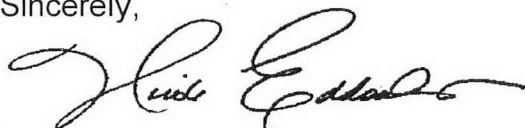
Planning

1. A Variance is hereby approved to allow a zero-foot side yard setback where three feet is required [Shed 2].
2. A Variance is hereby **denied** to allow a zero-foot corner side yard setback where fifteen feet is required [Shed 1].
3. A Variance is hereby **denied** to allow a three-foot separation from the main building where six feet is required [Shed 1].
4. A Variance is hereby approved to allow a four-foot separation from the main building where six feet is required [Shed 2].
5. A Variance is hereby **denied** to allow a Residential, Accessory Structure that is not aesthetically compatible with the principal dwelling unit where such is required [Shed 1].
6. A Variance is hereby approved to allow a Residential, Accessory Structure that is not aesthetically compatible with the principal dwelling unit where such is required [Shed 2].

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