



**LAS VEGAS
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August 13, 2025

Jorge Luis Yanez
505 Holland Avenue
Las Vegas, Nevada 89106

RE: 25-0169-VAR1
PLANNING COMMISSION MEETING OF AUGUST 12, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on **August 12, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW TWO PROPOSED RESIDENTIAL ACCESSORY STRUCTURES [CASITA AND STORAGE] THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE, COVERAGE AND SEPARATION on 0.14 acres at 505 Holland Avenue (APN 139-22-310-064), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following Amended and Added conditions:

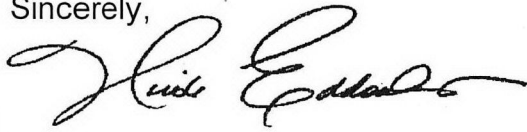
Planning

- A. A doorway shall be provided between the living portion and the storage portion of the accessory structure.
 1. A Variance is hereby approved, to allow a proposed residential accessory structure to have 71 percent floor area of the principal dwelling where 50 percent is the maximum allowed.
 2. A Variance is hereby denied, to allow a zero-foot separation from another structure where six feet is required.
 3. 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.
 4. 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.
 5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. 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 September 17, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Jaime De La Vega
6944 Erin Circle
Las Vegas, Nevada 89145