



**LAS VEGAS
CITY COUNCIL**

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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

August 13, 2025

Dwane Martinson
5471 Florine Street
Las Vegas, Nevada 89130

**RE: 25-0262-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 EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED AND STABLES], A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [DETACHED GARAGE], AND AN EXISTING FRONT YARD WALL THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION AND SOLID WALL HEIGHT on 0.47 acres at 5471 Florine Street (APN 138-01-406-004), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

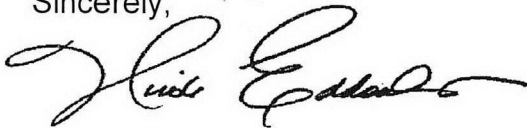
Planning

1. A Variance is hereby approved, to allow a four-foot separation where six feet is required for an existing Residential Accessory Structure [shed].
2. A Variance is hereby approved, to allow a 20-foot front yard setback where 50 feet is required for a proposed Residential Accessory Structure [detached garage].
3. A Variance is hereby approved, to allow a zero-foot rear yard setback where five feet is required for an existing Residential Accessory Structure [stables].
4. A Variance is hereby approved, to allow a five-foot tall solid front yard wall where five feet with a two-foot solid wall base is the maximum allowed.
5. 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.

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

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr