



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
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cityoflasvegas
lasvegasnevada.gov

September 10, 2025

Landy M Moleiro Fonseca
7208 Grassland Circle
Las Vegas, Nevada 89129

**RE: 25-0289-VAR1
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **September 9, 2025** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CHICKEN COOP AND CARPORTS 1 AND 2] AND A FRONT YARD WALL/FENCE THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT, SEPARATION, SETBACKS, SIZE AND AESTHETIC COMPATIBILITY on 0.25 acres at 7208 Grassland Circle (APN 138-10-711-028), R-1 (Single Family Residential) Zone, Ward 4 (Allen-Palenske).

This approval is subject to the following Amended conditions:

Planning

1. A Variance is hereby denied, to allow a one-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Carport 1].
2. A Variance is hereby denied, to allow a two-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Carport 2].
3. A Variance is hereby denied, to allow a one-foot separation from the principal dwelling where six feet is required for an existing Residential Accessory Structure [Carport 1].
4. A Variance is hereby denied, to allow a one-foot separation from the principal dwelling where six feet is required for an existing Residential Accessory Structure [Carport 2].
5. A Variance is hereby denied, to allow a 17-foot tall existing Residential Accessory Structure [Carport 1] to exceed the height of the principal dwelling unit where such is not allowed.

6. A Variance is hereby denied, to allow a 17-foot tall existing Residential Accessory Structure [Carport 2] to exceed the height of the principal dwelling unit where such is not allowed.
7. A Variance is hereby approved, to allow a two-foot side yard setback where three feet is required for an existing Residential Accessory Structure [Chicken Coop].
8. A Variance is hereby approved, to allow a two-foot rear yard setback where three feet is required for an existing Residential Accessory Structure [Chicken Coop].
9. A Variance is hereby approved, to allow an existing front yard wall with a three-foot solid wall base where two feet is the maximum height allowed.
10. A Variance is hereby approved, to allow a total accessory structure size of 77 percent of the floor area of the principal dwelling where 50 percent is the maximum allowed.
11. A Variance is hereby approved, to allow existing Residential Accessory Structures to not be aesthetically compatible with the principal dwelling where such is required.
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.
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 action by the Planning Commission on **September 9, 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 **September 22, 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,

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