



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

September 22, 2025

CORRECTED LETTER

Maria Hernandez  
1415 Crestwood Avenue  
Las Vegas, Nevada 89104

**RE: 24-0527-VAR1  
CITY COUNCIL MEETING OF SEPTEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on *September 17, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW TWO EXISTING PATIO COVERS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND AESTHETIC COMPATIBILITY; AND TO ALLOW AN EXISTING FRONT YARD WALL THAT EXCEEDS MAXIMUM HEIGHT STANDARDS on 0.13 acres at 1415 Crestwood Avenue (APN 162-02-616-029), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

- A. The Patio Cover [Carport] shall be in conformance with the elevations date stamped 08/28/25, except as amended by conditions herein.
  1. A Variance is hereby approved to allow to allow a zero-foot side yard setback for an existing Patio Cover where five feet is required.
  2. A Variance is hereby approved to allow a zero-foot corner side yard setback for an existing Patio Cover [Carport] where 10 feet is required.
  3. A Variance is hereby approved to allow a six-foot tall front yard fence where five feet with a two-foot solid base is the maximum height allowed.
  4. A Variance is hereby denied to allow two patio covers that are not aesthetically compatible with the existing single-family dwelling onsite.
  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.

**Public Works**

9. Submit a License Agreement for landscaping and private improvements (existing wall) in the Crestwood Avenue and Bracken Avenue public right(s)-of-way prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).

The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2025.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp