



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

September 22, 2025

CORRECTED LETTER

Jorge Luis Yanez
505 Holland Avenue
Las Vegas, Nevada 89106

**RE: 25-0169-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 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 conditions:

Planning

- A. A doorway shall be provided between the living portion and the storage portion of the accessory structure.
- B. A revised landscape plan shall be submitted to the Department of Community Development prior to or at the same time as submitting for a building permit, depicting the installation of landscaping within the front and side yards consistent with what was depicted at the 9/17/2025 City Council meeting.
 - 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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