



**LAS VEGAS  
CITY COUNCIL**

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**SETH T. FLOYD**  
EXECUTIVE DIRECTOR

**CITY HALL**  
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LAS VEGAS, NV 89101  
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October 16, 2025

Dwane Martinson  
5471 Florine Street  
Las Vegas, Nevada 89130

**RE: 25-0262-VAR1  
CITY COUNCIL MEETING OF OCTOBER 15, 2025**

Dear Applicant:

The City Council at a regular meeting held on **October 15, 2025** voted to **APPROVE** 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 Amended conditions:

**Planning**

- A. The applicant shall within 30 days provide the Department of Community Development revised wall elevations depicting visibility into the property for review and approval. Subsequently, the applicant shall obtain any required building permits to amend the fence.
- 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. Subject to conditions herein.

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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 16, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp