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**CITY HALL**  
495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

October 15, 2025

Enidarmisdionis Hereida Martinez  
10 Diamond Circle  
Las Vegas, Nevada 89106

**RE: 25-0315-VAR1  
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING HOME ADDITION WITH PATIO COVER AND AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [SHED] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND AESTHETIC COMPATIBILITY on 0.17 acres at 10 Diamond Circle (APN 139-28-410-068), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

This approval is subject to the following Added/Amended conditions:

**25-0315-VAR1 ADDED/AMENDED CONDITIONS**

**Planning**

- A. The use of portable restrooms is hereby prohibited. The existing portable restroom shall be removed within 10 days of final approval.
- B. The wooden fencing attached to the rear yard accessory structure shall be removed within 30 days of final approval.
- C. All chain link fencing shall be removed within 30 days of final approval.
  - 1. A Variance is hereby approved, to allow a five-foot rear yard setback where 15 feet is required for an existing home addition to a single-family dwelling.
  - 2. A Variance is hereby approved, to allow a three-foot side yard setback where five is required for an existing patio cover.
  - 3. A Variance is hereby denied, to allow an existing Residential Accessory Structure [shed] that is not aesthetically compatible with the principal dwelling unit where such is required.

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4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 **October 14, 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 **October 27, 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

Cc:

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