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October 15, 2025

Grant Braverman  
2408 Wimbledon Drive  
Las Vegas, Nevada 89107

**RE: 25-0367-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 A PROPOSED HOME ADDITION THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.32 acres at 2408 Wimbledon Drive (APN 139-32-510-012), R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 1 (Knudsen).

This approval is subject to the following Added conditions:

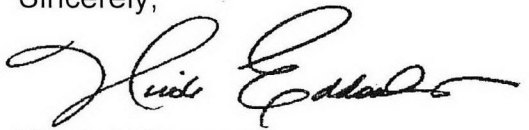
**Planning**

- A. Landscaping consisting of trees and shrubs shall be planted and permanently maintained adjacent to the rear property line to buffer the home addition.
- 1. A Variance (25-0367-VAR1) is hereby approved, to allow a 5-foot side yard setback where 7.5 feet is required for a proposed addition to a residential dwelling.
- 2. A Variance (25-0367-VAR1) is hereby approved, a 5-foot rear yard setback where 15 feet is required for a proposed addition to a residential dwelling.
- 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.

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:

Anthony Taylor  
5004 Justice Creek Avenue  
Las Vegas, Nevada 89131