

**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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EXECUTIVE DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

November 19, 2025

GOAFRA LLC  
3520 North Miramar Drive  
Las Vegas, Nevada 89108

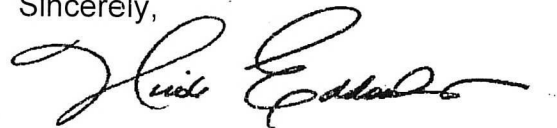
**RE: 25-0071-VAR1**  
**PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to **DENY** the following Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL HOME ADDITIONS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.17 acres at 3520 Miramar Drive (APN 138-12-311-007), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

This action by the Planning Commission on **November 18, 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 **December 1, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:  
Yaixel Gonzalez-Carriegos  
3520 North Miramar Drive  
Las Vegas, Nevada 89108

Cc:  
AL Velasco  
209  
Genese Point Street  
Henderson, Nevada 89074