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January 14, 2026

Edward Weigert
Care Access NV I, LLC
2247 San Diego Avenue, Suite 135
San Diego, California 92110

**RE: 25-0462 [VAR1, VAR2, AND SUP1]
PLANNING COMMISSION MEETING OF JANUARY 13, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to **APPROVE** the following Land Use Entitlement project requests on 0.15 acres at 2013 Monterey Avenue (APN 162-02-811-099), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

25-0462-VAR1 - VARIANCE - TO ALLOW THREE PARKING SPACES WHERE FOUR ARE REQUIRED

25-0462-VAR2 - VARIANCE - TO ALLOW AN EXISTING PATIO COVER [CARPORT] AND RESIDENTIAL ACCESSORY STRUCTURE [STORAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND SEPARATION

25-0462-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE - GROUP HOME USE

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

25-0462 VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow three parking spaces where four are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0462-SUP1) shall be required, if approved.
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.

25-0462 VAR2 AMENDED CONDITIONS

Planning

1. A Variance is hereby denied to allow a zero-foot side yard setback where five feet is required for an existing patio cover [carport].
2. A Variance is hereby denied to allow an existing patio cover [carport] to encroach into the front yard setback where no such use is allowed.
3. A Variance is hereby approved to allow an existing residential accessory structure [storage] to have a zero-foot separation from the main building where six feet is the minimum allowed.
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.

25-0462-SUP1 ADDED CONDITIONS

Planning

- A. The use shall be limited to the day or overnight care of children only. The individuals being cared for shall be no older than 17 years of age.
1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Individual Care - Group Home use.

2. Approval of and conformance to the Conditions of Approval for Variance (25-0459-VAR1) shall be required, if approved.
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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Fire & Rescue

7. Applicant shall submit an alternate means and methods permit for the proposed use of the residence to the building department.

This action by the Planning Commission on **January 13, 2026** 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 **January 26, 2026**. 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:

Edward Weigert
4425 West Twain Avenue
Las Vegas, Nevada 89103