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cityoflasvegas  
lasvegasnevada.gov

January 14, 2026

Tangela A Turner/ Donte A Turner  
6725 Sterling Springs Parkway  
Las Vegas, Nevada 89108

**RE: 25-0522-VAR1**  
**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 request TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED PATIO COVER on 0.11 acres at 6725 Sterling Springs Parkway (APN 138-14-212-001), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Summers-Armstrong). Staff recommends DENIAL.

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved, to allow a five-foot corner side yard setback where 10 feet is required for a proposed patio cover.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 **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:

Jessica Lane  
Proficient Patios  
3310 South Valley View Boulevard  
Las Vegas, Nevada 89102