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CITY HALL

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



cityoflasvegas
lasvegasnevada.gov

January 21, 2026

Allan Pineda
10858 Grace Landing Avenue
Las Vegas, Nevada 89166

RE: 25-0543-SUP1
PLANNING COMMISSION MEETING OF JANUARY 13, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 5933 Perfect View Street (APN 125-25-712-078), R-1 (Single Family Residential) Zone, Ward 6 (Brune). Staff recommends APPROVAL.

This approval is subject to the following Added conditions:

Planning

- A. The use shall be limited to individuals 65 years of age and older.
 1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Community Residence (Including Family Community Residence and Transitional Community Residence) use.
 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, as well as submitted as part of any business license application.
 5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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Public Works

- B. There shall be an administrative review by the Department of Public Works 60 days after operations commence to insure function of the site as it relates to the pick-up and drop-off plan and the overall site operations. If significant traffic issues arise prior this date, the City Traffic Engineer may require a review sooner than this 60-day period. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

Fire & Rescue

6. Fire protection systems required per IFC section 903 (as amended)
7. This change of use and/or occupancy shall comply with currently adopted IEBC, IFC, and IBC (as amended).

This item will be considered by the City Council on February 18, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Arianne Carisse Pineda
10858 Grace Landing Avenue
Las Vegas, Nevada 89166