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cityoflasvegas  
lasvegasnevada.gov

February 11, 2026

Gabriela Arias Soto  
913 Artesia Way  
Las Vegas, Nevada 89108

**RE: 25-0590 [VAR1 AND SUP1]  
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.18 acres at 913 Artesia Way (APN 139-29-213-016), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong).

**25-0590-VAR1** - VARIANCE - TO ALLOW AN EXISTING RESIDENTIAL, ACCESSORY DWELLING UNIT, RESIDENTIAL ACCESSORY STRUCTURE [POOL BATHROOM], AND A PATIO COVER THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION AND SETBACKS

**25-0590-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE

This approval is subject to the following conditions:

**25-0590-VAR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0590-SUP1) shall be required, if approved.
2. A Variance is hereby approved, to allow a three-foot rear yard setback where five feet is required for an existing patio cover.
3. A Variance is hereby approved, to allow a zero-foot separation from the main building where six feet is required for an existing residential accessory structure [pool bathroom].
4. A Variance is hereby approved, to allow a zero-foot separation from the main building where six feet is required for an existing residential accessory dwelling unit.

5. 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.
6. 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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0590-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residential, Accessory Dwelling Unit use.
2. Approval of and conformance to the Conditions of Approval for Variance (25-0590- 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.

This item will be considered by the City Council on March 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:bp

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**February 11, 2026**

cc:

Leodegario Hernandez  
2256 Lucy Road, Suite F  
North Las Vegas, Nevada 89030