



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA  
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**

EXECUTIVE DIRECTOR

**CITY HALL**

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



cityoflasvegas  
lasvegasnevada.gov

February 11, 2026

Richard Nye  
1801 Silver Avenue  
Las Vegas, Nevada 89102

**RE: 25-0597-VAR1  
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED HOME ADDITION THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR BUILDING SETBACKS AND TO ALLOW A FRONT YARD WALL/FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.46 acres at 1801 Silver Avenue (APN 162-04-210-080), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

This approval is subject to the following **Amended** conditions:

**Planning**

1. A Variance is hereby approved to allow a 14-foot rear yard setback where 35 feet is required for the primary dwelling.
2. A Variance is hereby approved to allow a six-foot tall solid front yard wall with a minimum of 50 percent of the total wall area being open to allow full visibility when viewed perpendicularly from the public right of way.
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.

This action by the Planning Commission on **February 10, 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 **February 23, 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,

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:bp

cc:

Lori Phariss  
10580 North Mccarran Boulevard, #115-189  
Reno, Nevada 89503