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cityoflasvegas
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February 18, 2026

Guadalupe Genoveva Ramirez
86 Page Street
Las Vegas, Nevada 89110

RE: 25-0483-VAR1
CITY COUNCIL MEETING OF FEBRUARY 18, 2026

Dear Applicant:

The City Council at a regular meeting held on **February 18, 2026** voted to **APPROVE** the Appeal of the Denial by the Planning Commission thereby **APPROVING** the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR PLACEMENT, SEPARATION AND AESTHETIC COMPATIBILITY on 0.15 acres at 86 Page Street (APN 140-32-311-068), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). The Planning Commission (6-1-0 vote) and Staff recommend DENIAL.

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow an existing Residential Accessory Structure [carport] located in front of the primary structure where such is not allowed.
2. A Variance is hereby approved, to allow a zero-foot separation from the main building for an existing Residential Accessory Structure [carport] where six feet is required.
3. The Residential Accessory Structure [carport] shall be designed to be aesthetically compatible with the principal dwelling unit.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 18, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr