



**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

April 15, 2026

Ban Family Trust  
170 Pecos Street  
Las Vegas, Nevada 89101

**RE: 26-0060-VAR1  
PLANNING COMMISSION MEETING OF APRIL 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 14, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [CARPORT AND GARAGE] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE, HEIGHT, AND AESTHETIC COMPATIBILITY on 0.70 acres at 170 Pecos Street (APN 140-31-401-046), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved, to allow an existing Residential Accessory Structure [carport] to be 61 percent of the floor area of the principal dwelling unit where 50 percent is the maximum allowed.
2. A Variance is hereby approved, to allow an existing Residential Accessory Structure [garage] to be 152 percent of the floor area of the principal dwelling unit where 50 percent is the maximum allowed.
3. A Variance is hereby approved, to allow existing Residential Accessory Structures [carport and garage] to be 213 percent of the floor area of the principal dwelling unit where 50 percent is the maximum allowed.
4. A Variance is hereby approved, to allow an existing Residential Accessory Structure [carport] to exceed the height of the principal dwelling unit where such is not allowed.
5. A Variance is hereby approved, to allow an existing Residential Accessory Structure [garage] to exceed the height of the principal dwelling unit where such is not allowed.

6. A Variance is hereby approved, to allow an existing Residential Accessory Structure [carport] to not be aesthetically compatible with the principle dwelling unit where such is required.
7. A Variance is hereby approved, to allow an existing Residential Accessory Structure [carport] to not be aesthetically compatible with the principle dwelling unit where such is required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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 **April 14, 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 **April 27, 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:bp

cc:

Erika Victoria  
170 Pecos Street  
Las Vegas, Nevada 89101