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cityoflasvegas  
lasvegasnevada.gov

November 19, 2025

Jorge Brian Lau Barillas  
15 North Arlington  
Las Vegas, Nevada 89119

**RE: 25-0385-VAR1**  
**PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED AND CARPORT] THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, AESTHETIC COMPATIBILITY AND PLACEMENT; AND AN EXISTING FRONT YARD WALL THAT EXCEEDS HEIGHT STANDARDS on 0.11 acres at 15 North Arlington Street (APN 140-32-812-129), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 3 (Diaz).

This approval is subject to the following Amended conditions:

**Planning**

1. A Variance is hereby denied, 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 denied, to allow a two-foot side yard setback for an existing Residential Accessory Structure [carport] where three feet are required.
3. A Variance is hereby denied, to allow an existing Residential Accessory Structure [carport] to not be aesthetically compatible with principal dwelling unit where such is required.
4. A Variance is hereby denied, allow a zero-foot separation from the main building for an existing Residential Accessory Structure [carport] where six feet is required.
5. A Variance is hereby denied, to allow an existing Residential Accessory Structure [shed] to not be aesthetically compatible with the principal dwelling unit where such is required.

6. A Variance is hereby approved, to allow a two-foot side yard setback for an existing Residential Accessory Structure [shed] where three feet are required.
7. A Variance is hereby approved, to allow a two-foot separation from the main building for an existing Residential Accessory Structure [shed] where six feet is required.
8. A Variance is hereby approved, to allow an existing front yard wall with a three-foot solid wall base where five feet with a two-foot solid wall base is the maximum allowed.
9. 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.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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 **November 18, 2025** 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 **December 1, 2025**. 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:jr