



**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

May 13, 2026

Guillermina Pedroza De Medina  
Medina Trust  
1113 Silver Lake Drive  
Las Vegas, Nevada 89108

**RE: 25-0290-VAR1  
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW AN EXISTING PATIO COVER [CARPORT] TO ENCROACH INTO THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED AND TO ALLOW TWO EXISTING RESIDENTIAL ACCESSORY STRUCTURES [SHED 1 AND SHED 2] TO NOT CONFORM TO TITLE 19.06 FOR AESTHETIC COMPATIBILITY on 0.16 acres at 1113 Silver Lake Drive (APN 139-29-211-078), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following Amended and Added conditions:

**Planning**

- A. Both sheds (1 and 2) shall be painted to match the existing house.
  1. A Variance is hereby approved to allow an 11-foot front yard setback where 20 feet is required for an existing Patio Cover [Carport].
  2. 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.
  3. 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.

25-0290-VAR1 - Page Two  
May 13, 2026

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

This item will be considered by the City Council on **June 17, 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

cc:

Alfredo Medina Jr  
5500 Mossman Avenue  
Las Vegas, Nevada 89108

Rogelio Medina  
1113 Silver Lake Drive  
Las Vegas, Nevada 89108