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cityoflasvegas  
lasvegasnevada.gov

May 13, 2026

George Murphy and Grace Wong  
1513 Bryn Mawr Avenue  
Las Vegas, Nevada 89102

**RE: 26-0015-VAR1  
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GARAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE AND COVERAGE on 0.24 acres at 1513 Bryn Mawr Avenue (APN 162-04-312-002), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following Added conditions:

**Planning**

- A. The accessory structure garage shall be a minimum of 7 feet from the west property line; within this area 36-inch box trees shall be spaced 20 feet on center and conform with the Southern Nevada Regional Plant List
- 1. A Variance is hereby approved, to allow a proposed Residential Accessory Structure [garage] to be 72 percent of the floor area of the principal dwelling unit where 50 percent is the maximum allowed.
- 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.
- 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.

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This action by the Planning Commission on **May 12, 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 **May 26, 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:

John Tiemann  
JT Contracting  
8830 South Maryland Parkway Suite 105  
Las Vegas, Nevada 89123