



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

December 18, 2025

Layani Gonzalez Arguelles  
2104 Santa Rita Drive  
Las Vegas, Nevada 89107

**RE: 24-0513-VAR1  
CITY COUNCIL MEETING OF DECEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW EXISTING DETACHED RESIDENTIAL ACCESSORY STRUCTURES [CARPORTS AND STORAGE BUILDINGS] THAT DO NOT COMPLY WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION, SIZE, LOCATION AND AESTHETIC COMPATIBILITY AND TO ALLOW A FRONT YARD FENCE THAT DOES NOT CONFORM WITH TITLE 19.06 FRONT YARD WALL AND FENCE DEVELOPMENT STANDARDS on 0.14 acres at 2104 Santa Rita Drive (APN 162-03-415-041), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following **amended** conditions:

**Planning**

1. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "A") to be located 17 feet from the front yard property line where 20 feet is required.
2. A Variance is hereby approved, to allow a Residential Accessory Structure (Carport "B") to be located zero feet from the front yard property line where 20 feet is required.
3. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "A") to be located zero feet from the principal dwelling where six feet is required.
4. A Variance is hereby approved, to allow a Residential Accessory Structure (Carport "B") to be located zero feet from the principal dwelling where six feet is required.
5. A Variance is hereby denied, to allow a Residential Accessory Structure (Carport "A") in the front yard where such is not allowed.
6. A Variance is hereby approved, to allow a Residential Accessory Structure (Carport "B") in the front yard where such is not allowed.

7. A Variance is hereby approved, to allow a Residential Accessory Structure (Storage Building "C"), to be located five feet from the principal dwelling where six feet is required.
8. A Variance is hereby approved, to allow a Residential Accessory Structure (Storage Building "D"), to allow a two-foot side yard setback where three feet is the minimum required.
9. A Variance is hereby approved, to allow the aggregate total of the ground floor areas of all accessory buildings to be 75 percent of the principal dwelling, where 50 percent is the maximum allowed.
10. A Variance is hereby approved, to allow Residential Accessory Structures to not be aesthetically compatible with the principal dwelling where such is required (Carport "A", "B" and Residential Accessory Structures "C" and "D").
11. A Variance is hereby denied, to allow a seven-foot tall perforated metal fence with limited visibility where five feet is the maximum allowed with two-foot block and three-foot wrought iron required for visibility.
12. 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.
13. 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.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. 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 December 18, 2025.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

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**December 18, 2025**

cc:

Santos Aguilar  
2375 East Tropicana Avenue  
Las Vegas, Nevada 89119