



**LAS VEGAS  
CITY COUNCIL**

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*City Manager*

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
EXECUTIVE DIRECTOR

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

December 18, 2025

GOAFRA LLC  
3520 North Miramar Drive  
Las Vegas, Nevada 89108

**RE: 25-0071-VAR1**  
**CITY COUNCIL MEETING OF DECEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on **December 17, 2025** voted to **DENY** the Appeal of the Denial by the Planning Commission thereby **DENYING** the following Land Use Entitlement project request TO ALLOW EXISTING RESIDENTIAL HOME ADDITIONS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.17 acres at 3520 Miramar Drive (APN 138-12-311-007), R-1 (Single Family Residential) Zone, Ward 5 (Summers-Armstrong).

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

cc:

Yaixel Gonzalez-Carriegos  
3520 North Miramar Drive  
Las Vegas, Nevada 89108

Al Velasco  
209 Genese Point Street  
Henderson, Nevada 89074