



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

June 17, 2026

Amy Pam  
Santa Gold Realty  
1400 South Decatur Boulevard  
Las Vegas, Nevada 89102

**RE: 26-0165 [ZON1 AND VAR1]  
PLANNING COMMISSION MEETING OF JUNE 16, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.45 acres at 1712 Santa Paula Drive (APN 162-03-301-017), Ward 3 (Diaz).

**26-0165-VAR1** - VARIANCE - TO ALLOW A 16-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING BUILDING

**26-0165-ZON1** - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-4 (HIGH DENSITY RESIDENTIAL)

This approval is subject to the following conditions:

**26-0165-VAR1 CONDITIONS:**

**Planning**

1. A Variance is hereby approved to allow a 16-foot rear yard setback where 20 feet is required for an existing building.
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.

This item will be considered by the City Council on July 15, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp