



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

OLIVIA DÍAZ
Mayor Pro Tem

BRIAN KNUDSEN

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

July 15, 2026

Sam Dunham
SC Dunham Revocable Trust
4016 Villa Flora Street
Las Vegas, Nevada 89130

RE: 26-0073-VAR1
PLANNING COMMISSION MEETING OF JULY 14, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CARPORT] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SEPARATION AND SETBACKS on 0.31 acres at 4016 Villa Flora Street (APN 138-01-811-032), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a one-foot side separation from the main building where six feet is the minimum required for an existing Residential Accessory Structure [RV Carport].
2. A Variance is hereby approved, to allow a zero-foot side yard setback where three feet is the minimum required for an existing Residential Accessory Structure [RV Carport].
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. 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 August 19, 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", with a stylized, flowing script.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp