



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY



cityoflasvegas  
lasvegasnevada.gov

February 9, 2022

Ying Zhang  
709 Sir James Bridge Way  
Las Vegas, Nevada 89145

**RE: 21-0773-VAR1**

**PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request TO ALLOW AN EXISTING SIDE-LOADED GARAGE TO BE CONVERTED TO A CASITA AND LOCATED IN THE FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED on 0.17 acres at 709 Sir James Bridge Way (APN 138-31-410-016), R-PD7 (Residential Planned Development – 7 Units per Acre) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

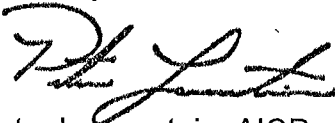
Planning

1. Conformance to the approved conditions for Rezoning (Z-0146-94) and Rezoning (Z-0049-95).
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 Department of Building and Safety.
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 **February 8, 2022** 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 Planning and Development at 702.229.6301 after **February 22, 2022**. 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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein". The signature is stylized and cursive.

Peter Lowenstein, AICP  
Deputy Planning Director  
Department of Planning

PL:nl