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cityoflasvegas  
lasvegasnevada.gov

April 13, 2022

Mr. Jose Calzado Rivera  
2309 Cedar Avenue  
Las Vegas, Nevada 89101

**RE: ABEYANCE - 22-0005-VAR1  
PLANNING COMMISSION MEETING OF APRIL 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **April 12, 2022** voted to **APPROVE** a request TO ALLOW A 558 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] AND A 360 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] TO EXCEED THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT BY 88 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; AND A 19-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ADDITION TO THE PRINCIPLE DWELLING on 0.15 acres at 2309 Cedar Avenue (APN 139-35-513-040), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

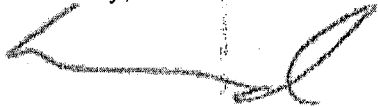
Planning

1. A Variance is hereby approved to allow two existing accessory structures (class II) that are being used as a shed and workshop, to exceed the floor area of the principal dwelling unit by 88 percent where 50 percent is the maximum allowed.
2. A Variance is hereby approved to allow a 19-foot front yard setback where 20 feet is the minimum required for an existing addition to the principle dwelling.
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 Department of Building and Safety.
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 action by the Planning Commission on **April 12, 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 **April 25, 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,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl