



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 09/23/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Code Enforcement history for 801 Park Paseo, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-511-021), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

BACKGROUND

- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 05/16/03 The John S. Park Neighborhood Historic District was listed on the National Register of Historic Places.
- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 05/14/14 Code Enforcement received a complaint (Case #141345) that the home was being converted to offices.
- 06/05/14 Building Permit (#260613) was issued for a single family dwelling interior remodel. The permit was finalized on 12/08/14.
- 07/02/14 Code Enforcement performed an inspection and found the property to be in compliance with Permit #260613 and closed the case (Case #141345).

ANALYSIS

At the August 26, 2015 HPC meeting, the Commission requested information about code enforcement activity at this property.

Code Enforcement has investigated the matter and has found the home to be rented to no more than four individuals at one time.

REPORT BY STAFF: ITEM 6

Per Title 19.18.020, the definition of a Dwelling, Single Family Detached is a dwelling unit: 1) that is not attached to any other dwelling by any means; 2) that is located on a separate and individually owned lot; 3) that is surrounded by open space or yards; 4) that is for the exclusive use of a single family maintaining a household; 5) that has no more than one kitchen with full kitchen facilities; and 6) in which all rooms used for human habitation must have interior access to one another.

Title 19.18.020 also defines a family with respect to the occupancy of a dwelling unit as: 1) one or more individuals related by blood, marriage, adoption, guardianship or legal custody; or 2) no more than four unrelated individuals living together as a single housekeeping unit.

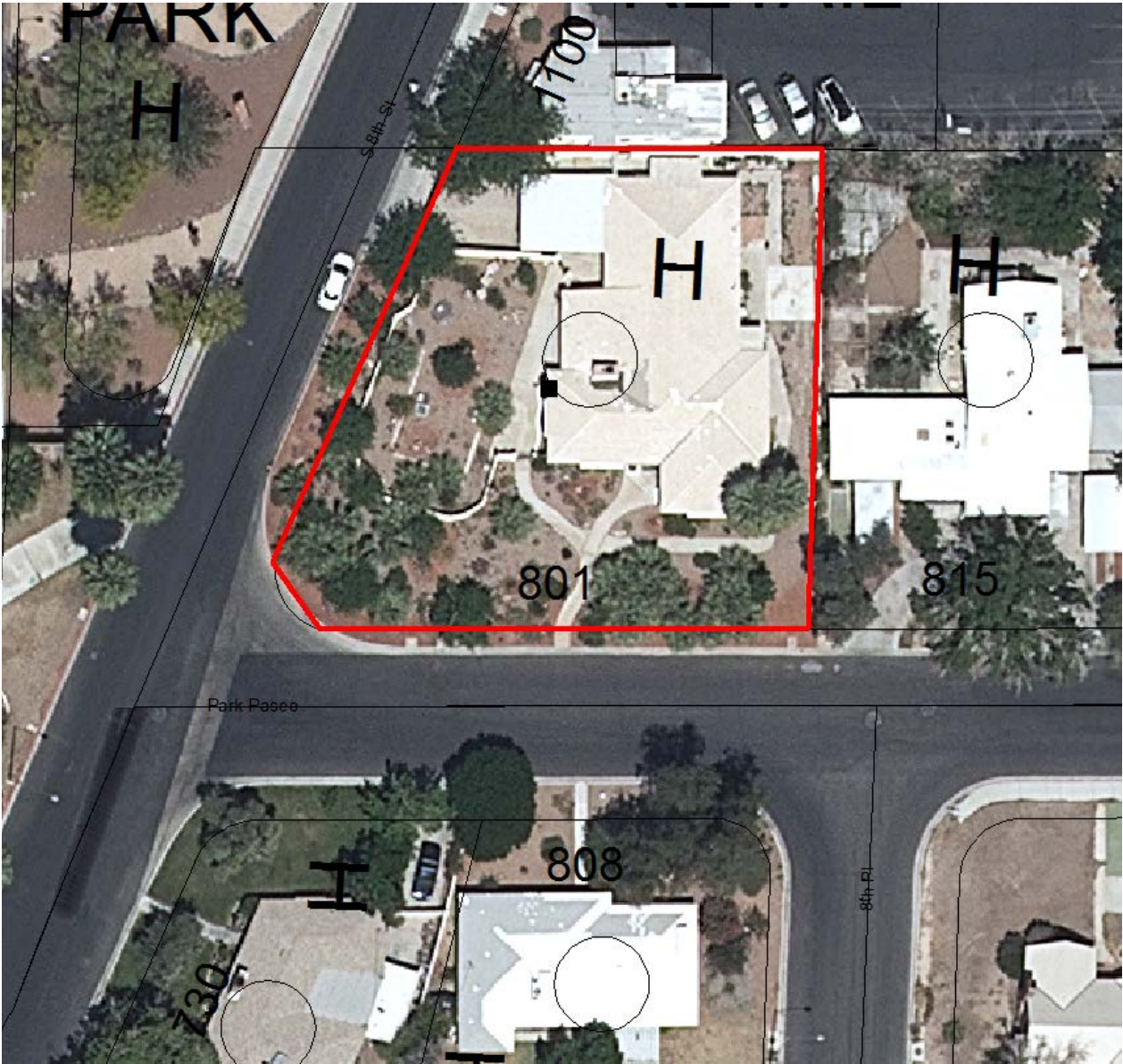
STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

- Image and aerial of 801 Park Paseo
- Plan drawings of 801 Park Paseo





801 Park Paseo
Las Vegas, NV 89104

 DEMO WALL

 NEW WALL (Up to 12'-0" = 2x4 AT 24" OC)

 NEW SMOKE DETECTOR (QTY. 3)

 EXISTING SMOKE DETECTOR (QTY. 7)

 NEW RECEPTACLE (QTY. 7)

OWNER / OPERATOR

GINA WEBB

