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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

September 14, 2022

Todd VonBastiaans  
1708 Birch Street  
Las Vegas, Nevada 89102

**RE: 22-0396-VAR1, 22-0396-VAR2 AND 22-0396-SUP1  
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 13, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 0.28 acres at 1708 Birch Street (APN 162-04-310-032), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

**22-0396-VAR1** - VARIANCE - TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] TO BE PLACED IN FRONT OF THE PRIMARY DWELLING WHERE SUCH IS NOT ALLOWED

**22-0396-VAR2** - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE THREE PARKING SPACES ARE REQUIRED

**22-0396-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA]

This approval is subject to the following conditions:

**22-0396-VAR1 CONDITIONS**

Planning

- 1 A Variance (22-0396-VAR1) is hereby approved, to allow an Accessory Structure (Class I) [Casita] to be placed in front of the primary dwelling where such is not allowed.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0396-SUP1) and Variance (22-0396-VAR2) shall be required, if approved.
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.

### **22-0396-VAR2 CONDITIONS**

#### Planning

1. A Variance (22-0396-VAR2) is hereby approved, to allow two parking spaces where three are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0396-SUP1) and Variance (22-0396-VAR1) and Variance (22-0396-VAR2) shall be required, if approved.
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.

### **22-0396-SUP1 CONDITIONS**

#### Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.

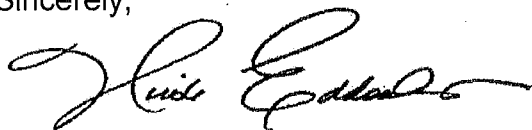
2. Approval of and conformance to the Conditions of Approval for Variance (22-0396-VAR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration 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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the additional livable accessory structure. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.

This action by the Planning Commission on **September 13, 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 **September 26, 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl