



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

February 15, 2023

Curt Laux  
6128 Matisse Avenue  
Las Vegas, Nevada 89131

**RE: 22-0716 [VAR1 AND SUP1]  
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 14, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.52 acres at 6128 Matisse Avenue (APN 125-11-710-051), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Brune)

**22-0716-VAR1** - VARIANCE - TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] IN FRONT OF THE PRIMARY DWELLING UNIT WHERE SUCH IS NOT ALLOWED WITH A 19-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN DWELLING UNIT WHERE SIX FEET IS REQUIRED

**22-0716-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) USE

This approval is subject to the following conditions:

**22-0716-VAR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0716-SUP1) shall be required, if approved.
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.

**22-0716-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 (22-0716- 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 increased livable space. 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 February 14, 2023 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 Community Development at 702.229.6301

after February 27, 2023. 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 "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Kely Lefkovitz  
GK3 Architecture  
1220 Brockley Cross Street  
Henderson, Nevada 89002