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September 13, 2023

Martin Cozzi
4016 Paso De Oro
Las Vegas, Nevada 89102

**RE: 23-0284-VAR1
PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 12, 2023* voted to **APPROVE** a request TO ALLOW THE TOTAL FLOOR AREA OF ALL ACCESSORY STRUCTURES TO BE 80 PERCENT OF THE PRIMARY DWELLING FLOOR AREA WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] on 0.22 acres at 4016 Paso De Oro Avenue (APN 162-06-712-029), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

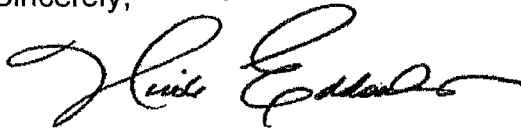
1. The existing unpermitted detached garage on the premise must obtain all requisite building permits.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the 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.

Public Works

6. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk and the proposed new driveway adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
7. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for increase in livable structures. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
8. The gate shall be electronically operated. Queueing for the overall residence shall not extend into the public right-of-way as a result entering the property due to gate.

This action by the Planning Commission on **September 12, 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 September 25, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

James Cunningham
Ruitter Construction
3355 Palms Center Drive
Las Vegas, Nevada 89103