



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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March 13, 2024

Acely Napoles Napoles  
6529 Orchid Hill Circle  
Las Vegas, Nevada 89108

**RE: 23-0657-VAR1**  
**PLANNING COMMISSION MEETING OF MARCH 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS REQUIRED AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT WHERE SUCH IS REQUIRED FOR AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] on 0.10 acres at 6529 Orchid Hill Circle (APN 138-26-111-049), R-CL (Single Family Compact-Lot) Zone, Ward 1 (Knudsen).

This approval is subject to the following amended conditions:

**Planning**

1. The Residential Accessory Structure [Casita] shall be aesthetically compatible with the principal dwelling unit within 180 days of final action.
2. The washer and dryer located outside shall be removed within 180 days of final action.
3. A Variance is hereby approved to allow a zero-foot separation from the principal dwelling unit where six feet is required for an existing residential accessory structure [casita].
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

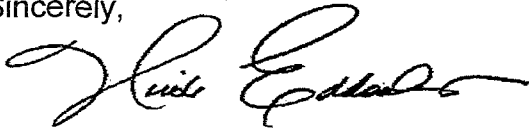
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Works**

8. Prior to the issuance of permits, coordinate with City of Las Vegas Sanitary Billing Section of the Department of Community Development regarding the initial sewer connection fee for additional living 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 March 12, 2024 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 March 26, 2024. 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:bp

cc:

Henry Gutierrez Sosa  
3804 Bessemer Court  
Las Vegas, Nevada 89108