



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

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LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
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May 15, 2024

Chelsea Curcuru  
Casabannie LLC  
2019 Bonnie Avenue  
Las Vegas, Nevada 89102

**RE: 24-0077 [VAR1 AND SUP1]  
PLANNING COMMISSION MEETING OF MAY 14, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on a portion of 1.36 acres at 2019 Bannie Avenue (APNs 162-04-210-107 and 108), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

**24-0077-VAR1** - VARIANCE - TO ALLOW EXISTING ACCESSORY STRUCTURES [TWO CASITAS] ON THE LOT PRIOR TO CONSTRUCTION OF THE MAIN BUILDING WHERE SUCH IS NOT ALLOWED

**24-0077-SUP1** - SPECIAL USE PERMIT - FOR A RESIDENTIAL, ACCESSORY DWELLING UNIT USE

This approval is subject to the following conditions:

**24-0077-VAR1 CONDITIONS:**

**Planning**

1. A Variance is hereby approved, to allow existing accessory structures [two casitas] on the lot prior to construction of the main building where such is not allowed.
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 Building and Safety Division.
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.


**24-0077-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residential, Accessory Dwelling Unit use.
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. The Residential, Accessory Dwelling Unit shall not be rented out unless a principal dwelling unit is constructed onsite and is owner-occupied.
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 Building and Safety Division.
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.

This action by the Planning Commission on May 14, 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 May 28, 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

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**May 15, 2024**

cc:

Chelsea Curcuru  
2120 Silver Avenue  
Las Vegas, Nevada 89102