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CITY COUNCIL**

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June 20, 2024

Joey Medrano & Blanca Nunez
3508 Sunrise Avenue
Las Vegas, Nevada 89110

**RE: 24-0134 [VAR1 AND SUP1]
PLANNING COMMISSION MEETING OF JUNE 18, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.22 acres at 3508 Sunrise Avenue (APN 140-31-401-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

24-0134-VAR1 - VARIANCE - TO ALLOW A RESIDENTIAL, ACCESSORY DWELLING UNIT TO BE 73 PERCENT OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED

24-0134-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE

This approval is subject to the following conditions:

24-0134 VAR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0134-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 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.

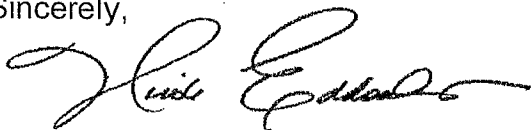
24-0134-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residential, Accessory Dwelling Unit use.
2. Approval of and conformance to the Conditions of Approval for Variance (24-0134-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 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 June 18, 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 July 1, 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:

Joey Medrano
490 Searchlight Drive
Las Vegas, Nevada 89110

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