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October 9, 2024

Jose Alberto Lamas Macarena
4716 East Washington Avenue
Las Vegas, Nevada 89110

RE: 24-0240-VAR1
PLANNING COMMISSION MEETING OF OCTOBER 8, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *October 8, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL, ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR BUILDING SIZE AND AN EXISTING FRONT YARD WALL/FENCE THAT EXCEEDS MAXIMUM HEIGHT STANDARDS on 0.20 acres at 4716 East Washington Avenue (APN 140-29-613-012), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow an existing Residential Accessory Structure [Casita] to exceed the floor area of the principal dwelling unit by 73 percent where 50 percent is the maximum allowed.
2. A Variance is hereby approved to allow a three-foot solid base where a two-foot solid base is the maximum height allowed for an existing front yard fence/wall.
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.
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, 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 October 8, 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 October 21, 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:jr