



**LAS VEGAS  
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cityoflasvegas | lasvegasnevada.gov

October 9, 2024

DHJ Trust  
5611 Dimick Avenue  
Las Vegas, Nevada 89130

**RE: 24-0273 [VAR1 AND SUP1]  
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 requests on 0.50 acres at 5611 Dimick Avenue (APN 138-01-402-004), R-E (Residence Estates) Zone, Ward 5 (Crear).

**ABEYANCE - 24-0273-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT**

**ABEYANCE - 24-0273-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE**

This approval is subject to the following conditions:

**24-0273-VAR1 CONDITIONS:**

Planning

1. A Variance is hereby approved, to allow an 11-foot corner side yard setback where 15 feet is required for a proposed Residential, Accessory Dwelling Unit.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0273-SUP1) shall be required, if approved.
3. The unpermitted Residential Accessory Structure [Carport] located within the side yard area shall be removed.
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 Building and Safety Division.
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.

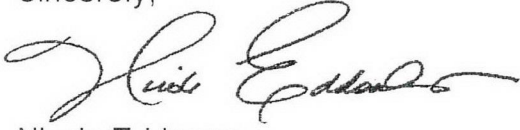
#### **24-0273-SUP1 CONDITIONS**

##### **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 (24-0273-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 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Elsa Anaya  
5611 Dimick Avenue  
Las Vegas, Nevada 89130

Adrian Plata  
AAPRD LLC  
4950 South Rainbow Boulevard #150-613  
Las Vegas, Nevada 89118