



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

March 12, 2025

Blanca Gonzalez
312 Zion Drive
Las Vegas, Nevada 89107

**RE: 24-0608-VAR1
PLANNING COMMISSION MEETING OF MARCH 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **March 11, 2025** 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 PLACEMENT AND SEPARATION on 0.14 acres at 312 Zion Drive (APN 138-36-215-004), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following **amended** conditions:

Planning

1. A Variance is hereby approved, to allow a zero-foot separation from the primary dwelling where six feet is required.
2. A Variance is hereby approved, to allow an accessory structure to be located in front of the primary dwelling where such is not allowed.
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.

Fire & Rescue

- A. Applicant shall provide the required emergency escape and rescue openings as indicated in the International Residential Code (IRC).

This action by the Planning Commission on **March 11, 2025** 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 24, 2025**. 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:bp