



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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LAS VEGAS, NV 89101
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cityoflasvegas
lasvegasnevada.gov

September 10, 2025

Sarah Toce
Care Access NV, LLC
2247 San Diego Avenue, Suite 135
San Diego, California 92110

**RE: 25-0279 [VAR1 AND SUP1]
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **September 9, 2025** voted to **APPROVE** the following Land Use Entitlement project requests at 3117 Piedmont Avenue (APN 162-08-114-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

25-0279-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED

25-0279-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED INDIVIDUAL CARE - GROUP HOME USE

This approval is subject to the following Added conditions:

25-0279-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow two parking spaces where four are required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0279-SUP1) 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.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Fire & Rescue

7. Applicant shall submit an alternate means and methods permit for the proposed use of the residence to the building department.

25-0279-SUP1 ADDED CONDITIONS

Planning

- A. The facility shall provide care for children only.
 1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Individual Care - Group Home use.
 2. Approval of and conformance to the Conditions of Approval for Variance (25-0279-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 **September 9, 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 **September 22, 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Barbara Fuentes
3117 Piedmont Avenue
Las Vegas, Nevada 89102

Cc:
Ed Weigert
Halcyon Homes
4525 West Twain Avenue, Space 120
Las Vegas, Nevada 89103