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LAS VEGAS, NV 89101

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cityoflasvegas  
lasvegasnevada.gov

September 10, 2025

Tony Musso  
Anthony J. Musso 2003 Revocable Living Trust  
3009 Astoria Pines Circle  
Las Vegas, Nevada 89107

**RE: 25-0302-VAR1  
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 request TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED HOME ADDITION on 0.54 acres at 3009 Astoria Pines Circle (APN 139-32-213-006), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 1 (Knudsen).

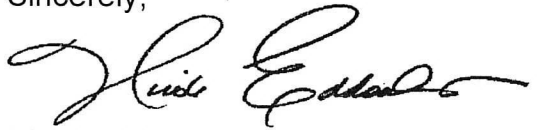
This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved, to allow a seven-foot side yard setback where 10 feet is required for a proposed home addition.
2. Conformance to the approved conditions for Reclassification of Property (Z-0013-87) shall be required, except as amended herein.
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.

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", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Heather Britz/ Jessica Delgado  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118