



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

September 10, 2025

Nancy L. Cauthren
8252 Cimarron Ridge Drive
Las Vegas, Nevada 89128

RE: 25-0314-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 PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SIZE AND COVERAGE on 0.11 acres at 8252 Cimarron Ridge Drive (APN 138-28-115-014), R-CL (Single Family Compact-Lot) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a Residential Accessory Structure rear yard lot coverage of 56 percent where 50 percent is the maximum allowed.
2. A Variance is hereby approved, to allow a Residential Accessory Structure size to exceed 58 percent of the floor area of the principal dwelling unit where 50 percent is the maximum 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. The proposed Residential Accessory Structure [Casita] shall be aesthetically compatible with the principal dwelling unit.
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.

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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Eric J. Waggener
304 South Jones Boulevard #240
Las Vegas, Nevada 89107