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cityoflasvegas
lasvegasnevada.gov

September 10, 2025

Larry Owens
Owens Family Trust
5075 Arrow Ranch Court
Las Vegas, Nevada 89131

**RE: 25-0319-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 request FOR A PROPOSED RESIDENTIAL, ACCESSORY DWELLING UNIT USE at 5075 Arrow Ranch Court (APN 125-12-715-003), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Brune)

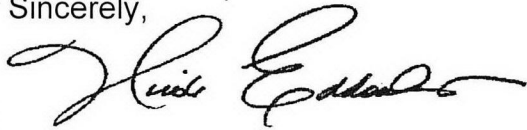
This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residential, Accessory Dwelling Unit use.
2. The Residential, Accessory Dwelling Unit shall be in conformance with the site plan, and building elevations, date stamped 07/16/25, except as amended by conditions 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, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Adrian Plata
Plata Design
PO Box 401296
Las Vegas, Nevada 89140