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October 15, 2025

Maria Sandra Dimas Ruiz
400 North Minnesota Street
Las Vegas, Nevada 89107

RE: 25-0345-VAR1

PLANNING COMMISSION MEETING OF OCTOBER 14, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING RESIDENTIAL ACCESSORY STRUCTURE [CASITA] THAT DOES NOT CONFORM TO 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND SEPARATION on 0.12 acres at 400 North Minnesota Street (APN 138-25-713-025), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

25-0345-VAR1 CONDITIONS

Planning


1. A Variance is hereby approved, to allow a two-foot side yard setback where three feet is required for an existing Residential Accessory Structure [casita].
2. A Variance is hereby approved, to allow a two-foot separation from the main building where six feet is required for an existing Residential Accessory Structure [casita].
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.

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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 **October 14, 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 **October 27, 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:

Javier Burrola
296 Knight Aiden Avenue
Las Vegas, Nevada 89123