

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 9, 2007

Ms. Donna Delacruz
5413 Hickam Avenue
Las Vegas, Nevada 89130

RE: ABEYANCE - SUP-23596 - SPECIAL USE PERMIT

Dear Ms. Delacruz:

Your Request for a Special Use Permit FOR A PROPOSED 2,790 SQUARE FOOT ACCESSORY STRUCTURE, CLASS I (HABITABLE) at 5413 Hickam Avenue (APN 138-01-303-003), R-E (Residence Estates) Zone, Ward 6 (Ross), was considered by the Planning Commission on November 8, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. The accessory structure shall not be rented.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Class I – Accessory Structure (Habitable) use.
3. Conformance to the conditions for Variance (VAR-23598) if approved.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby

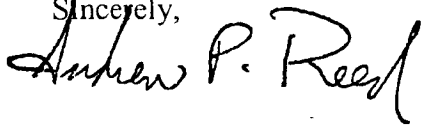


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7. Connection to public sewer is required; coordinate with the Collection Systems Planning section of the Department of Public Works prior to the issuance of any permits.

This item will be considered by the City Council on **December 5, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "R" at the end.

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. John Moran
630 South 4th Street
Las Vegas, Nevada 89101