



039062

September 10, 2003

Mr. Francisco Rejar Neri
1608 Becke Circle
Las Vegas, Nevada 89104

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

RE: SUP-2566 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 20, 2003

Dear Mr. Neri:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Special Use Permit FOR AN EXISTING GUEST HOUSE/CASITA, A WAIVER TO ALLOW TWO ROOMS WHERE ONE ROOM IS PERMITTED, TO ALLOW A 7-FOOT SETBACK FROM THE MAIN DWELLING WHERE 10-FOOT IS THE MINIMUM REQUIRED, AND TO ALLOW A 3-FOOT SIDE YARD SETBACK WHERE 5 FEET IS THE MINIMUM REQUIRED at 1608 Becke Circle (APN: 162-02-218-001), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

Planning and Development

1. The Guest House/Casita shall be used as storage only.
2. The applicant must obtain all necessary permits, including all building permits and inspections as required by the Department of Building and Safety, prior to occupancy.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The Guest House/Casita shall conform to the submitted site plan and floor plan and all conditions of Title 19.04.040 with the exception of conditions 1c. and 4.
5. All City Code requirements and design standards of all City departments must be satisfied.

CITY OF LAS VEGAS
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Public Works

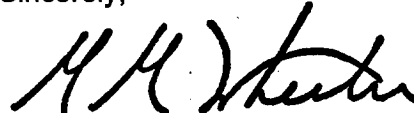
6. Meet with the Traffic Engineering Representative in Land Development to determine if the project lies within the Site Visibility Restriction Zone (S.V.R.Z.). If necessary, an S.V.R.Z. shall be created and maintained per current City of Las Vegas standards.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services