



Legal Notices Transmittal and Scanning Separator Sheet

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Date of Letter: 9/24/2010

Case Number(s): SUP-39069 <=>

Subject of Notice: Bill Spaulding and Roxanne Sheridan - 2281 South Pioneer Way <=>

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Prepared By: gportillo

Scanned By: _____

QC By: _____

PLANNING & DEVELOPMENT



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September 24, 2010

Mr. Bill Spaulding
Ms. Roxanne Sheridan
2281 South Pioneer Way
Las Vegas, Nevada 89117

**RE: SUP-39069 - SPECIAL USE PERMIT RELATED TO VAR-39068
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 1,088 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2281 South Pioneer Way (APN 163-03-402-007), R-E (Residence Estate) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 23, 2010.

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

Planning and Development

1. There shall be a review at a public hearing in September of 2011 to ensure that all structures obtain all permits and finals, and there has been no neighborhood disruption.
2. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for an Accessory Structure (Class I) use.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-39068) shall be required.
4. This approval shall be void two years from the date of final approval, unless a final inspection has been approved. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, 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 Department.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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Ms. Roxanne Sheridan
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6. One additional parking space for a total of three spaces shall be provided on site in conformance with the provisions of 19.04 and 19.10.
7. Pursuant to Title 18.12.250(C)(1), approval of a second driveway location to Via Olivero shall be obtained from the Director of Public Works within 30 days of final approval.
8. All necessary building permits shall be obtained for all existing accessory structures within 60 days of final approval or the structures shall be removed.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

11. Prior to the issuance of any building permits, abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer line in Via Olivero Avenue. Alternatively, provide a letter from the Southern Nevada Health District stating that the existing septic tank is acceptable.

This item will be considered by the City Council on **October 20, 2010**, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Bill Spaulding
39610 87th Street West
Leona Valley, California 93551