



October 14, 2015

Mr. David Leeham  
10216 Four Views Street  
Las Vegas, Nevada 89143

**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL  
CITY MANAGER

**RE: SUP-60879 [PRJ-60831] - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 677 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 10216 Four Views Street (APN 125-05-602-010), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-60831], was considered by the Planning Commission on October 13, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) use.
2. 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.
3. 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 Department of Building and Safety.
4. 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.
5. 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 13, 2015** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 26, 2015**.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

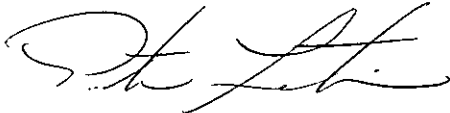


/city of las vegas

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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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein". The signature is fluid and cursive, with the first name "Peter" and last name "Lowenstein" clearly distinguishable.

Peter Lowenstein, AICP  
Planning Manager  
Case Planning Division

PL:nl