

For public record

CLV Planning Commission
CHAIR Taylor and members
March 7, 2025

I am writing again about an item that was abeyed at your last meeting, it concerns 1020 Oakey. The posted notice number is 24-0646-VAR1. It is item 22 on Tuesday's agenda. I am unable to attend due to a prior commitment.

I spoke to the president of South Ridge and he as going to notify planning staff of the neighbors objections and concerns.

The home was doing unlicensed auto repair and I believe code told them to stop and apply for a variance.

It's my understanding that now they want to convert an illegal accessory structure into a rental property, I believe.

First, the current illegal structure is too large for the lot, doesn't meet setbacks and none of electrical & plumbing have been permitted. Second, while there are homes in the area with accessory structures this must be brought up to code if someone will reside in it.

I agree with staffs recommendation to deny the variance since it is self imposed. If you choose to move it forward I'd ask that any approval must state that it the accessory structure can not be utilized as an auto repair business or any type business on premises and must be brought up to code.

Sincerely,
Chris Giunchigliani

Sent from my iPhone

RECEIVED
MAR 10 2025
Dept of Planning
City of Las Vegas

Submitted after final agenda

Item 22
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