



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

January 20, 2022

Ms. Angela Berliner  
SAW, LLC  
434 Wedgewood Drive  
Henderson, Nevada 89014

**RE: 21-0671-ZON1, 21-0671-VAR1, 21-0671-VAR2, 21-0671-VAR3,  
21-0671-VAC1 AND 21-0671-TMP1  
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Ms. Berliner:

The City Council at a regular meeting held on **January 19, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 2.14 acres on the north side of Gilmore Avenue approximately 310 feet west of Campbell Road (APN 138-08-101-030), Ward 4 (Anthony).

- **21-0671-ZON1** - REZONING - FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL)] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
- **21-0671-VAR1** - VARIANCE - TO ALLOW 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR A RESIDENTIAL SUBDIVISION PERIMETER WALL
- **21-0671-VAR2** - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED FOR LOT #1
- **21-0671-VAR3** - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED ON LOT #18
- **21-0671-VAC1** - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS
- **21-0671-TMP1** - TENTATIVE MAP - SIGNATURE HOMES GILMORE 2.14 - FOR A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Ms. Angela Berliner  
SAW, LLC  
21-0671-ZON1, 21-0671-VAR1, 21-0671-VAR2, 21-0671-VAR3, 21-0671-VAC1  
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**21-0671-ZON1** approval is subject to no conditions:

**21-0671-VAR1** approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved to allow 10-foot tall retaining walls where six feet is the maximum allowed and an overall wall height of 16 feet where 12 feet is the maximum allowed for a residential subdivision perimeter wall.
2. Approval of Rezoning (21-0671-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0671-VAR2), Variance (21-0671-VAR3), Vacation (21-0671-VAC1) and Tentative Map (21-0671-TMP1) shall be required, if approved.
3. This approval shall be void four 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0671-VAR2** approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved to allow a setback combination of 13 feet where 15 feet is required for Lot #1.

Ms. Angela Berliner

SAW, LLC

21-0671-ZON1, 21-0671-VAR1, 21-0671-VAR2, 21-0671-VAR3, 21-0671-VAC1

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2. Approval of Rezoning (21-0671-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0671-VAR1), Variance (21-0671-VAR3), Vacation (21-0671-VAC1) and Tentative Map (21-0671-TMP1) shall be required, if approved.
3. This approval shall be void four 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0671-VAR3** approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved to allow a setback combination of 13 feet where 15 feet is required for Lot #18.
2. Approval of Rezoning (21-0671-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0671-VAR1), Variance (21-0671-VAR2), Vacation (21-0671-VAC1) and Tentative Map (21-0671-TMP1) shall be required, if approved.
3. This approval shall be void four 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.

Ms. Angela Berliner

SAW, LLC

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4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0671-VAC1** approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be a 4.5-foot wide portion of U.S. Government Patent Easement located along the southern boundary of Assessor's parcel number 138-08-101-030.
2. This Order of Relinquishment shall record prior to and concurrent with the Final Map associated with 21-0671-TMP1.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0671-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. All development shall be in conformance with code requirements and design standards of all City Departments.

Ms. Angela Berliner

SAW, LLC

21-0671-ZON1, 21-0671-VAR1, 21-0671-VAR2, 21-0671-VAR3, 21-0671-VAC1

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6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Relinquishment of Interest is not recorded within four (4) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**21-0671-SDR1** approval is subject to the following conditions:

**Planning**

1. Lots #1-9 shall be limited to a rear yard setback of 25 feet and shall be prohibited from including balconies. Patio covers shall conform to Title 19. This condition shall be recorded against the respective properties, by way of recoding a Notice of Condition Affecting Property against each of the parcels specifically burdened by such condition(s) prior to the application for building permits to include the conditions affecting the parcel. Furthermore, the entity making application for a building permit on a parcel specifically burdened by the above condition(s) shall attach the Tentative Map conditions of approval to such building permit application, as well as the entity selling the single-family residence on the parcel that is burdened by the above condition(s) shall provide a disclosure of the above condition(s) to any prospective purchaser of a home on such parcel.

Ms. Angela Berliner

SAW, LLC

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2. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
3. Approval of Rezoning (21-0671-ZON1), Variance (21-0671-VAR1), Variance (21-0671-VAR2), Variance (21-0671-VAR3) and Petition to Vacate (21-0671-VAC1) shall be required, if approved.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

### **Public Works**

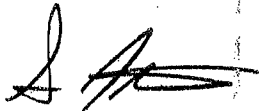
7. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 20-0671-VAC1, shall be recorded to eliminate the patent easements in conflict with this proposed site.
8. Luna De Lago Court shall be constructed concurrent with development of this site meeting public street standards with a flow line to flow line width of 36 feet. The dedication requirement for Luna De Lago shall be determined by the flow line to flow line width.
9. Concurrent with the development of this site, the public sewer main in Luna De Lago Court shall extend to the full frontage of proposed lots.
10. Prior to the recordation of the Final Map for this site, the applicant shall work with the Department of Operations and Maintenance (Parks) to construct a gated access the park to the north unless a connectivity variance is approved.

Ms. Angela Berliher  
SAW, LLC  
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11. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Rick Barron / Mr. Henry Moradi  
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