



**LAS VEGAS  
CITY COUNCIL**

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City Manager

December 9, 2021

CAT 5 Investment Partners, LLC  
11411 Southern Highlands Pkwy., Suite 300  
Las Vegas, Nevada 89141

**RE: 21-0752, 21-0752-DVN1 AND 21-0752-DVN2 – ADMINISTRATIVE  
MINOR DEVIATION  
ADMINISTRATIVE CYCLE – NOVEMBER 2021**

Dear Applicant:

The following Land Use Entitlement project requests on 61.17 acres on the south side of Centennial Parkway, approximately 1,280 feet west of Shaumber Road (APNs 126-26-510-001 and 126-26-610-001), PD (planned Development) Zone, Ward 6 (Fiore), were considered administratively by the Department of Planning staff.

**21-0752-DVN1 - MINOR DEVIATION - TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE 12 FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL/FENCE HEIGHT OF 22 FEET WHERE 18 FEET IS THE MAXIMUM ALLOWED FOR LOT #63**

**21-0752-DVN2 - MINOR DEVIATION - TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE 12 FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL/FENCE HEIGHT OF 22 FEET WHERE 18 FEET IS THE MAXIMUM ALLOWED FOR LOT #64**

The Department of Planning has administratively **APPROVED** your request subject to the following:

**21-0752-DVN1 CONDITIONS**

Planning

1. A Minor Deviation is hereby approved to allow a 16-foot tall retaining wall where 12 feet is the maximum allowed, and a total wall/fence height of 22 feet where 18 feet is the maximum allowed for Lot #64.
2. Conformance to the Conditions of Approval for Tentative Map (21-0158-TMP1) shall be required, except as amended herein.

DEPARTMENT OF PLANNING

**CITY HALL**

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

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711 | TTY



cityoflasvegas  
lasvegasnevada.gov

3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/17/21, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**21-0752-DVN2 CONDITIONS**

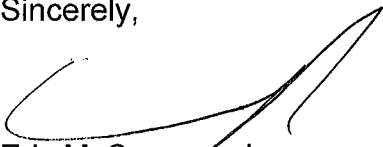
**Planning**

1. A Minor Deviation is hereby approved to allow a 16-foot tall retaining wall where 12 feet is the maximum allowed, and a total wall/fence height of 22 feet where 18 feet is the maximum allowed for Lot #65.
2. Conformance to the Conditions of Approval for Tentative Map (21-0158-TMP1) shall be required, except as amended herein.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/17/21, except as amended by conditions herein.

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **December 9, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Department of Planning

EM:nl

c.c.:

Mr. Efraim Balizan  
Greystone Nevada, LLC  
9275 W. Russell Road, Ste. 400  
Las Vegas, Nevada 89148

Ms. Tanya Steadham  
Westwood Professional Services  
5725 W. Badura Avenue, Ste. 100  
Las Vegas, Nevada 89118