



**LAS VEGAS  
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April 12, 2023

Mina Maleki  
Tri Pointe Homes Nevada  
4675 West Teco Avenue  
Las Vegas, Nevada 89118

**RE: 23-0067-DVN1**  
**PLANNING COMMISSION MEETING OF APRIL 11, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 11, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A SIX-FOOT REAR YARD SETBACK TO SINGLE STORY LIVING ELEMENT WHERE 12 FEET IS REQUIRED on 0.14 acres at 10220 Arrow Range Avenue (APN 126-01-611-021), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation], Ward 6 (Brune)

This approval is subject to the following conditions:

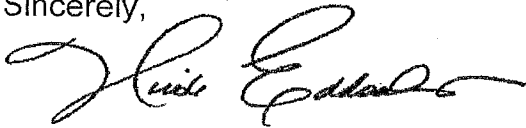
**Planning**

1. A rear patio cover shall be installed by the builder in conformance with the approved Kyle Canyon Gateway Design Guidelines or subsequent setback approval prior to the occupancy of the dwelling unit.
2. A minimum side yard setback of 14 feet shall be required on the side of the dwelling that uses a courtyard element.
3. Conformance to the approved conditions for Site Development Plan Review (20-0373-SDR1).
4. 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 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 Division.
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.

This action by the Planning Commission on April 11, 2023 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after April 24, 2023. 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Tanya Steadham  
Westwood Professional Services  
5725 Badura Avenue Suite 100