



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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cityoflasvegas
lasvegasnevada.gov

March 15, 2023

Sean Thueson
Oso Blanca PB Holdings LLC
3790 Paradise Road Suite 250
Las Vegas, Nevada 89169

**RE: 23-0093-WVR1
PLANNING COMMISSION MEETING OF MARCH 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on **March 14, 2023** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 7530 Oso Blanca Road (APN 125-17-314-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske)

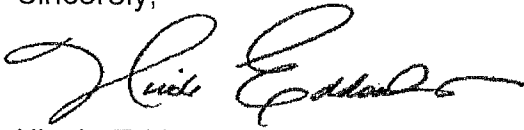
This approval is subject to the following conditions:

Planning

1. All development shall be in conformance with the landscape plan date stamped 02/15/23, except as amended by conditions herein
2. Conformance to the Conditions of Approval for Special Use Permit (22-0126-SUP1) and Site Development Plan Reviews (22-0126-SDR1 and 22-0596-SDR1) shall be required, except where 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 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 March 14, 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 March 27, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", with a stylized flourish at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

James Grindstaff
Oso Blanca PB Holdings LLC
3790 Paradise Road Suite 250
Las Vegas, Nevada 89169

Greg Borel
Oso Blanca PB Holdings LLC
3790 Paradise Road Suite 250
Las Vegas, Nevada 89169