



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

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LAS VEGAS, NV 89101

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cityoflasvegas  
lasvegasnevada.gov

February 15, 2023

Sergi Gorbachevskyi  
NV Home LLC  
9153 Tudor Park Place  
Las Vegas, Nevada 89145

**RE: 22-0683-VAR1  
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 14, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A BUILDING HEIGHT GREATER THAN TWO STORIES WHERE A MAXIMUM OF TWO STORIES IS ALLOWED FOR A PROPOSED ROOFTOP DECK on 0.54 acres at 1690 South Valadez Street (APN 163-04-605-008), R-E (Residence Estates) Zone, Ward 2 (Seaman)

This approval is subject to the following conditions:

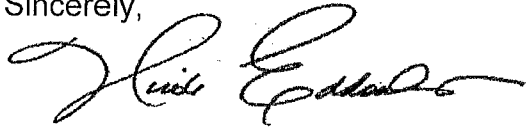
**Planning**

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. 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 February 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 February 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". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Chris Cave  
6263 Radiant Rapture Avenue  
Las Vegas, Nevada 89131