



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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June 14, 2023

Timothy Mott
10744 Hammett Park
Las Vegas, Nevada 89166

**RE: 23-0152 [WVR1 AND VAR1 - VAR5]
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 3.99 acres at the northeast corner of Log Cabin Way and Four Views Street (APN 125-05-606-010), R-E (Residence Estates) Zone, Ward 6 (Brune)

23-0152-WVR1 - WAIVER - TO ALLOW NO OFFSITE IMPROVEMENTS, INCLUDING SIDEWALKS, CURBS, GUTTERS AND STREETLIGHTS WHERE SUCH ARE REQUIRED

23-0152-VAR1 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 1

23-0152-VAR2 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 2

23-0152-VAR3 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 3

23-0152-VAR4 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 4

23-0152-VAR5 - VARIANCE - TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR LOT 5

This approval is subject to the following conditions:

23-0152-WVR1 Conditions:

Planning

1. Conformance to the approved conditions for Tentative Map (20-0223-TMP1).
2. This approval shall be void December 8, 2024, 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.

3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 100 percent of the City's bond estimate costs for deferred improvements on Log Cabin Way (based on Standard Drawing #244.11) and 50 percent of the City's bond estimate costs for all deferred improvements on Four Views Street and Ruston Road (based on Standard Drawing 244.10). Per 19.02.025.F, the street light contribution on Log Cabin Way may be reduced to 50 percent if a service is provided. The street light contribution on Four Views Street and Ruston Road may be reduced to 25 percent if a service is provided. This approval does not include the required sanitary sewer installation. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development.
7. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

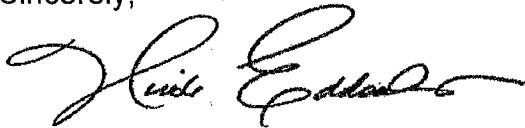
23-0152-VAR1 through VAR5 Conditions:

Planning

1. Conformance to the approved conditions for Tentative Map (20-0223-TMP1).
2. This approval shall be void December 8, 2024, 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 June 13, 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 June 26, 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:

Nik Sarique
ACG Design
4310 Cameron Street #12-A
Las Vegas, Nevada 89103