



**LAS VEGAS
CITY COUNCIL**

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August 9, 2023

USA (City of Las Vegas Lease)
400 Stewart Avenue
Las Vegas, Nevada 89106

**RE: 23-0340-VAR1
PLANNING COMMISSION MEETING OF AUGUST 8, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 8, 2023* voted to **APPROVE** a request TO ALLOW 14-FOOT TALL RETAINING WALL HEIGHTS WHERE SIX FEET MAXIMUM ALLOWED, AND AN OVERALL WALL HEIGHT OF 18 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 1.52-acre portion of 19.97 acres on the east side of Cliff Shadows Parkway, approximately 190 feet north of Novat Street (APN 137-12-401-001), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

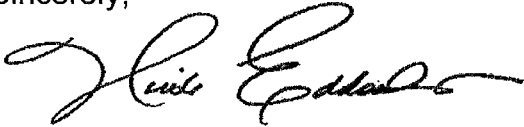
Planning

1. Conformance to the approved conditions for Variance (23-0039-VAR1) and Site Development Plan Review (23-0039-SDR1), except as amended herein.
2. 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.
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.

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This action by the Planning Commission on **August 8, 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 August 21, 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:nl

cc:

Sean Delesandro
OREC LV GP, LLC
3717 Canis Minor Lane, #11104
Las Vegas, Nevada 89052

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Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
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