



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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September 13, 2023

Tyler Whitney
Sequoia - Dorrell Unicorn LLC
8049 Red Rock Crest Street
Las Vegas, Nevada 89166

**RE: 23-0328-VAR1
PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 12, 2023* voted to **APPROVE** a request TO ALLOW NO SIDEWALKS ALONG UNICORN STREET WHERE SUCH ARE REQUIRED on 1.05 acres at the southwest corner of Dorrell Lane and Unicorn Street (APN 125-24-601-003), R-1 (Single Family Residential) Zone, Ward 6 (Brune).

This approval is subject to the following amended conditions:

Planning

1. A Variance is hereby approved to allow no sidewalks along Unicorn Street where such are required.
2. This approval shall be void four 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 Department of Building and Safety.
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.

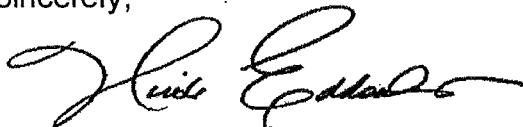


Public Works

6. Provide an alternative solution for erosion protection in lieu of sidewalk, acceptable to the City Engineer, prior to improvement plan approval.
7. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City standards (sidewalks) on Unicorn Street 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 permits or the recordation of a map, whichever may occur first.

This action by the Planning Commission on **September 12, 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 September 25, 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