



**LAS VEGAS
CITY COUNCIL**

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LAS VEGAS, NV 89101
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January 10, 2024

David Ackerman
Orleans Square HOA
521 South Maryland Parkway
Las Vegas, Nevada 89101

**RE: 23-0350-WVR1
PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW ZERO ADDITIONAL PARKING STALLS WHERE FOUR ADDITIONAL PARKING STALLS ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT on 2.75 acres at 501 and 521 South Maryland Parkway (APNs 139-34-811-049 and 139-34-811-050), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning


1. A Waiver is hereby approved to allow zero additional parking stalls where four additional parking stalls are required.
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.

Fire Engineering

6. Applicant shall extend Existing Fire Systems into the remodel as required.

This action by the Planning Commission on January 9, 2024 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 January 23, 2024. 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:bp

cc:

Ben Torrella
Designland PLLC
712 Maxley Court
Las Vegas, Nevada 89145