



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**

DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY

February 07, 2024

Rick Barron  
Signature Land Holdings, LLC  
801 Rancho Road, Suite E4  
Las Vegas, Nevada 89106

**RE: 23-0652-ROC1  
CITY COUNCIL MEETING OF FEBRUARY 07, 2024**

Dear Applicant:

The City Council at a regular meeting held on *February 07, 2024* voted to **APPROVE** the following Land Use Entitlement project request for a Review of Condition of a previously approved Tentative Map (21-0671-TMP1) TO AMEND CONDITION OF APPROVAL NUMBER ONE (1), WHICH STATES, "LOTS #1-9 SHALL BE LIMITED TO A REAR YARD SETBACK OF 25 FEET AND SHALL BE PROHIBITED FROM INCLUDING BALCONIES. PATIO COVERS SHALL CONFORM TO TITLE 19. THIS CONDITION SHALL BE RECORDED AGAINST THE RESPECTIVE PROPERTIES, BY WAY OF RECORDING A NOTICE OF CONDITION AFFECTING PROPERTY AGAINST EACH OF THE PARCELS SPECIFICALLY BURDENED BY SUCH CONDITION(S) PRIOR TO THE APPLICATION FOR BUILDING PERMITS TO INCLUDE THE CONDITIONS AFFECTING THE PARCEL. FURTHERMORE, THE ENTITY MAKING APPLICATION FOR A BUILDING PERMIT ON A PARCEL SPECIFICALLY BURDENED BY THE ABOVE CONDITION(S) SHALL ATTACH THE TENTATIVE MAP CONDITIONS OF APPROVAL TO SUCH BUILDING PERMIT APPLICATION, AS WELL AS THE ENTITY SELLING THE SINGLE-FAMILY RESIDENCE ON THE PARCEL THAT IS BURDENED BY THE ABOVE CONDITION(S) SHALL PROVIDE A DISCLOSURE OF THE ABOVE CONDITION(S) TO ANY PROSPECTIVE PURCHASER OF A HOME ON SUCH PARCEL" on 2.14 acres on the north side of Gilmore Avenue, approximately 310 feet west of Campbell Road (APN 138-08-101-030), R-CL (Single Family Compact-Lot) Zone - Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

**23-0652-ROC1 Conditions:**

**Planning**

1. Condition Number One (1) of the approved Tentative Map (23-0671-TMP1) for Gilmore 2.14 shall be amended to read as follows:



- “Lots 1 through 7 and Lot 9 shall be limited to a rear yard setback of 25 feet. Lot 8 shall be limited to a rear yard setback of 22 feet. Lots 1 through 9 shall be prohibited from including balconies. Patio covers shall conform to Title 19. This condition shall be recorded against the respective properties, by way of recording a Notice of Condition Affecting Property against each of the parcels specifically burdened by such condition(s) prior to the application for building permits to include the conditions affecting the parcel. Furthermore, the entity making application for a building permit on a parcel specifically burdened by the above condition(s) shall attach the Tentative Map conditions of approval to such building permit application, as well as the entity selling the single-family residence on the parcel that is burdened by the above condition(s) shall provide a disclosure of the above condition(s) to any prospective purchaser of a home on such parcel.”
2. Conformance to the approved conditions for Tentative Map (23-0671-TMP1), except as amended herein.
  3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 07, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr  
cc:

Jeanette Jeffrey  
Greystone Nevada, LLC  
9275 West Russell Road, Suite 400  
Las Vegas, Nevada 89147

Tanya Steadham  
Westwood Professional Services  
5725 Badura Avenue, Suite 100  
Las Vegas, Nevada 89118