



**LAS VEGAS
CITY COUNCIL**

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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



February 14, 2024

Mina Maleki
Tri Pointe Homes
4675 West Teco Avenue, Suite 115
Las Vegas, Nevada 89118

**RE: 23-0628-EOT1
PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to **APPROVE** a request for the first Extension of Time of a previously approved Variance (21-0657-VAR1) TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 6.58-acre portion of 25.00 acres generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APN 126-01-810-002), R-TH (Single Family Attached) Zone, Ward 6 (Brune).

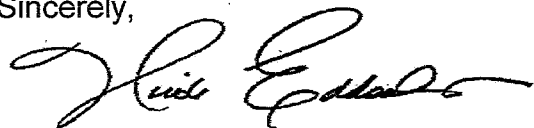
This approval is subject to the following conditions:

Planning

1. This approval shall expire on December 14, 2025 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (21-0657-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. 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 February 13, 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 February 27, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Tanya Steadham
5725 West Badura Avenue #100
Las Vegas, Nevada 89118