



**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



cityoflasvegas | lasvegasnevada.gov

July 10, 2024

Vince Schettler  
Investor Equity Homes, LLC  
9930 West Flamingo Road, Suite 110  
Las Vegas, NV 89147

**RE: 24-0249-VAR1  
PLANNING COMMISSION MEETING OF JULY 09, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 09, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW SEVEN-FOOT TALL RETAINING WALLS WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED AND AN OVERALL WALL HEIGHT OF 13 FEET WHERE 10 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.50 acres on the southeast corner of Ackerman Avenue and Tioga Way (APN 125-10-402-005), R-E (Residence Estates) Zone, Ward 6 (Brune).

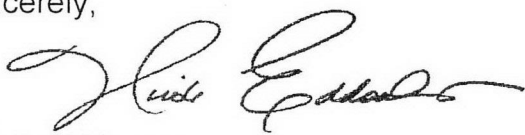
This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved, to allow seven-foot tall retaining walls where four feet is the maximum height allowed and an overall wall height of 13 feet where 10 feet is the maximum height allowed.
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.

This action by the Planning Commission on July 09, 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 July 22, 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:jr

cc:

Angela Pinley  
Richmond American Homes  
770 East Warm Springs, Suite 240  
Las Vegas, NV 89119

Jessica Walesa  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, NV 89118