



**LAS VEGAS
CITY COUNCIL**

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



cityoflasvegas | lasvegasnevada.gov

August 14, 2024

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

**RE: 24-0317-EOT1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW PROPOSED 10-FOOT TALL PERIMETER RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED AND A TOTAL PERIMETER WALL/FENCE HEIGHT OF 16 FEET WHERE 10 FEET IS THE MAXIMUM ALLOWED on 9.08 acres on the north side of Rocky Avenue, approximately 330 feet east of Alpine Ridge Way (APNs 126-01-501-006 and 007), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation], Ward 6 (Brune).

This approval is subject to the following conditions:

Planning


1. This approval shall expire on August 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0343-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 August 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.

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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 August 26, 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", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

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