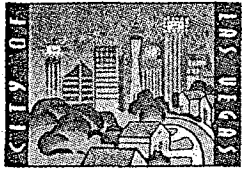


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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July 30, 2010

Ms. Linda Perri  
Clark County School District  
4212 Eucalyptus Annex  
Las Vegas, Nevada 89121

**RE: VAR-38553 - VARIANCE RELATED TO SDR-38557  
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Perri:

Your request for a Variance TO ALLOW AN 11-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW THE COMBINED HEIGHT OF RETAINING AND SCREENING WALLS TO BE 14 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on a 37.20-acre portion of 131.70 acres at the northwest corner of Washburn Road and Alpine Ridge Way (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

### Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-38557) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, 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 Department.
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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Sieve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



Ms. Linda Perri  
VAR-38553 - Page Two  
July 30, 2010

This action by the Planning Commission on **July 29, 2010** 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. 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,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Nathan Goodman  
KGA Architecture  
9075 West Diablo Drive, 3rd Floor  
Las Vegas, Nevada 89148