



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

December 9, 2020

Mr. Larry Davis, President
Urban Lofts XIV, Ltd.
4512 Montrose Boulevard
Houston, Texas 77006

RE: 20-0276-VAR1
PLANNING COMMISSION MEETING OF DECEMBER 8, 2020

Dear Mr. Davis:

The Planning Commission at a regular meeting held on **December 8, 2020** voted to **APPROVE** a request for a Variance TO ALLOW PRIVATE STREETS ON PRIVATE LOTS WHERE COMMON LOTS MAINTAINED BY A PRIVATE MAINTENANCE ORGANIZATION ARE REQUIRED, NONSTANDARD PRIVATE STREETS BEHIND A GATE AND DEAD-END STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED on 4.24 acres at the northwest corner of Charleston Boulevard and 25th Street (APN 139-35-815-002), R-TH (Single Family Attached) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the approved conditions for Tentative Map (TMP-73057) shall be required, if approved.
2. This approval shall be void on June 20, 2022, 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 Department of Building and Safety.
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.

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This action by the Planning Commission on **December 8, 2020** 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 Planning and Development at 702.229.6301 after **December 21, 2020**. 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,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl/clb

cc: Rhett Butler
1998 Lewis Avenue
Las Vegas, Nevada 89101

Mr. Ben Navo
4512 Montrose Boulevard
Houston, Texas 77006