



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

MICHELE FIORE  
Mayor Pro Tem

STAVROS S. ANTHONY  
CEDRIC CREAR  
BRIAN KNUDSEN  
VICTORIA SEAMAN  
OLIVIA DIAZ

SCOTT D. ADAMS  
City Manager

DEPARTMENT OF PLANNING  
**ROBERT SUMMERFIELD**  
DIRECTOR

**DEVELOPMENT  
SERVICES CENTER**

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301 | VOICE  
702.474.7463 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

November 27, 2019

Mr. Ben Morris  
Upgrowth NV Partners, LLC  
11411 Southern Highlands Pkwy., Ste. 300  
Las Vegas, Nevada 89141

**RE: VAR-77647 [PRJ-77613] - VARIANCE  
PLANNING COMMISSION MEETING OF NOVEMBER 26, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on November 26, 2019 voted to **APPROVE** a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 142 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-77682) shall be required, if approved.
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 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.

**VAR-77647 [PRJ-77613] - Page Two**  
**November 27, 2019**

This action by the Planning Commission on **November 26, 2019** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **December 9, 2019**. 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,



Eric McCammond  
Sr. Management Analyst  
Case Planning Division

EM:nl

cc:

Mr. Ben Morris  
Olympia Companies  
11411 Southern Highlands Pkwy., Ste. 300  
Las Vegas, Nevada 89141

Ms. Chelsea Jensen  
Slater Hanifan Group a Westwood Team  
5740 S. Arville Street, Ste. 216  
Las Vegas, Nevada 89118