



**LAS VEGAS
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CITY MANAGER

August 12, 2015

Mr. Brad Burns
DR Horton, Inc.
1081 Whitney Ranch Dr., Ste. 141
Henderson, Nevada 89014

**RE: WVR-59921 [PRJ-59827] - WAIVER RELATED TO VAR-59922
PLANNING COMMISSION MEETING OF AUGUST 11, 2015**

Dear Applicant:

Your request for a Waiver of the Town Center Development Standards TO ALLOW SUBDIVISION PERIMETER WALLS WITH RETAINING WALLS TO EXCEED A HEIGHT OF SIX FEET WITHOUT A MINIMUM FIVE- FOOT WIDE LANDSCAPED HORIZONTAL OFF-SET on 16.28 acres on the south side of Echelon Point Drive, approximately 600 feet west of Durango Drive (APNs 125-20-301-015 and 125-20-302-001), T-C (Town Center) Zone [ML-TC (Medium-Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-59827], was considered by the Planning Commission on August 11, 2015.

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

Planning

1. Applicant to provide a written disclosure of retaining wall height to persons who buy a lot with a retaining wall height of greater than 6 feet.
2. Approval of and conformance to the Conditions of Approval of Variance (VAR-59922) shall be required, if approved.
3. Conformance to the approved conditions for TMP-49542.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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7. 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 11, 2015** 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 **August 24, 2015**. 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 that reads "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" and last name "Reed" clearly legible.

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

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