



**LAS VEGAS
CITY COUNCIL**

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February 9, 2022

Mr. Brady Cook
7941 N. Jones Blvd.
Las Vegas, Nevada 89131

**RE: 21-0766-VAR1, 21-0766-VAR2 AND 21-0766-VAR3
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 2.90 acres generally located at the southwest corner of Grand Teton Drive and Jones Boulevard (APNs 125-14-504-003, 004 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore).

21-0766-VAR1 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-003)

21-0766-VAR2 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-004)

21-0766-VAR3 - VARIANCE - TO ALLOW A PROPOSED EIGHT-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED (APN 125-14-504-007)

This approval is subject to the following amended conditions:

21-0766-VAR1 CONDITIONS

Planning

1. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0766-VAR2) and Variance (21-0766-VAR3) shall be required, if approved.

3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed block wall shall be located such that it does not encroach onto existing public right-of-way.
8. Coordinate the design of the proposed wall geometrics to comply with Sight Visibility Restriction Zone requirements at all driveways and street intersections to the satisfaction of the City Traffic Engineer.

21-0766-VAR2 CONDITIONS

Planning

1. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0766-VAR1) and Variance (21-0766-VAR3) shall be required, if approved.
3. 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.
4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed block wall shall be located such that it does not encroach onto existing public right-of-way.
8. Coordinate the design of the proposed wall geometrics to comply with Sight Visibility Restriction Zone requirements at all driveways and street intersections to the satisfaction of the City Traffic Engineer.

21-0766-VAR3 CONDITIONS

Planning

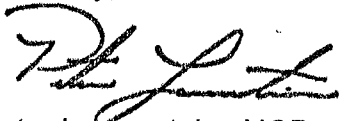
1. The front yard wall shall be constructed with the same color scheme (tan) as the existing perimeter walls located on the northeast and southeast corners of Grand Teton Drive and Jones Boulevard, and the columns shall contain a stone veneer.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0766-VAR1) and Variance (21-0766-VAR2) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. The proposed block wall shall be located such that it does not encroach onto existing public right-of-way.
8. Coordinate the design of the proposed wall geometrics to comply with Sight Visibility Restriction Zone requirements at all driveways and street intersections to the satisfaction of the City Traffic Engineer.

This action by the Planning Commission on **February 8, 2022** 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 **February 22, 2022**. 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