



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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April 12, 2023

Mark Sullivan
NV Energy
62226 West Sahara Avenue
Las Vegas, Nevada 89146

RE: 23-0007-VAR1
PLANNING COMMISSION MEETING OF APRIL 11, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *April 11, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW PROPOSED 10-FOOT TALL PERIMETER WALLS WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED AND ZERO PERCENT OF CONTRASTING MATERIAL WHERE 20 PERCENT IS REQUIRED on 4.13 acres at 600 North Eastern Avenue (APN 139-25-407-006), C-V (Civic District) Zone, Ward 3 (Diaz)

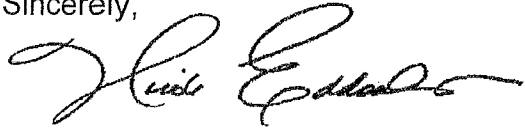
This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow 10-Foot tall perimeter walls where eight feet is the maximum height allowed.
2. The proposed perimeter walls should match the existing 10-Foot Cement Masonry Unit (CMU) decorative block wall on the west and south sides.
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.

This action by the Planning Commission on April 11, 2023 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 Community Development at 702.229.6301 after April 24, 2023. 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, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

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cc: