



**LAS VEGAS
CITY COUNCIL**

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City Manager

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March 15, 2023

Don Ahern
DFA LLC
1401 Mineral Avenue
Las Vegas, Nevada 89106

**RE: 22-0738 [VAR1 - VAR5]
PLANNING COMMISSION MEETING OF MARCH 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 14, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 3.91 acres on the south side of Washington Avenue between Tonopah Drive and Harvey Munford Street (APNs 139-28-301-002, 139-28-302-001, 002 and 032; and 139-28-303-001), R-E (Residence Estates) Zone, Ward 5 (Crear)

22-0738-VAR1 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-301-002]

22-0738-VAR2 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-001]

22-0738-VAR3 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-002]

22-0738-VAR4 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-302-032]

22-0738-VAR5 - VARIANCE - TO ALLOW AN EXISTING EIGHT-FOOT TALL SOLID WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID WALL BASE IS THE MAXIMUM ALLOWED [APN 139-28-303-001]

This approval is subject to the following conditions:

22-0738-VAR1 Conditions:

Planning

1. 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.
2. 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 Building and Safety Division.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements (walls) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22-0738-VAR2 Conditions:

Planning

1. 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.
2. 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 Building and Safety Division.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements (walls) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22-0738-VAR3 Conditions:

Planning

1. 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.
2. 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 Building and Safety Division.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements (walls) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22-0738-VAR4 Conditions:

Planning

1. 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.
2. 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 Building and Safety Division.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements (walls) installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.


22-0738-VAR5 Conditions:

Planning

1. 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.
2. 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 Building and Safety Division.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. 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 March 14, 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 March 27, 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.
input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Lloyd Benson
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333 North Rancho Drive
Las Vegas, Nevada 89106

Mack McKnight
Champion Resource Group LLC
4310 Plumeria Mist Street
Las Vegas, Nevada 89129