



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY

September 13, 2023

Republic Silver State Disposal, Inc.
P.O. Box 29246
Phoenix, AZ 85038

**RE: 23-0323-VAR1
PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 12, 2023* voted to **APPROVE** a request TO ALLOW A PROPOSED SEVEN-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.06 acres at 770 East Sahara Avenue (APN 162-03-801-105), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

Planning

1. The proposed fence shall not be constructed on the public right-of-way.
2. A Variance is hereby approved to allow a proposed seven-foot tall front yard fence where five feet is the maximum height allowed.
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.

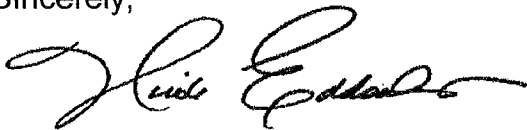


Fire & Rescue

7. Fire Department approval is based upon review of the civil improvement and/or building drawings, not planning documents. Applicant shall add a gate for fire department access to the front to the building, this gate shall have a KNOX padlock.

This action by the Planning Commission on **September 12, 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 September 25, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135