



October 11, 2023

Alex Strawser  
City of Las Vegas  
495 South Main Street  
Las Vegas, Nevada 89101

**LAS VEGAS  
CITY COUNCIL**

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BRIAN KNUDSEN  
*Mayor Pro Tem*

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY

**RE: 23-0449-WVR1  
PLANNING COMMISSION MEETING OF OCTOBER 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED SEVEN-FOOT TALL SOLID WALL ERECTED BETWEEN THE FRONT PROPERTY LINE AND THE PRIMARY STRUCTURE WHERE FIVE-FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 3.03 acres generally located at the southeast corner of Jefferson Avenue and D Street (APNs 139-27-201-005 and 006), T4-C (T4 Corridor) Zone, Ward 5 (Crear)

This approval is subject to the following conditions:

**Planning**

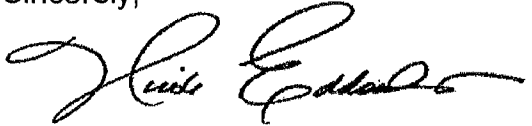
1. A Waiver from Title 19.09 is hereby approved, to allow a proposed seven-foot tall solid wall erected between the front property line and the primary structure where five-feet with a two-foot solid base is the maximum height allowed.
2. Conformance to the approved conditions for Site Development Plan Review (22-0533-SDR1).
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 Building and Safety Division.
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. Applicant shall obtain a permit for each gate installed across a fire access.

This action by the Planning Commission on October 10, 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 October 23, 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

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cc: