



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL
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LAS VEGAS, NV 89101

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December 13, 2023

Mangafas Revocable Trust
10000 Hidden Knoll Court
Las Vegas, Nevada 89117

RE: 23-0329-VAR1
PLANNING COMMISSION MEETING OF DECEMBER 12, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *December 12, 2023* voted to **APPROVE** a Land Use Entitlement project request TO ALLOW A PROPOSED FIVE-FOOT TALL SOLID WALL IN THE FRONT YARD WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres at 10000 Hidden Knoll Court (APN 163-07-415-011 and 012), R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

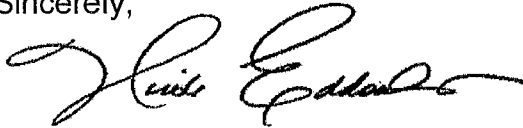
Planning

1. A Variance is hereby approved to allow a five-foot tall solid wall in the front yard where five-feet with a two-foot solid base is the maximum height allowed.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 December 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 December 26, 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:bp

cc:

Elefteria Mangafas
10000 Hidden Knoll Court
Las Vegas, Nevada 89117

Jessica Lane
Proficient Patios
3310 South Valley View Boulevard
Las Vegas, Nevada 89102