



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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December 13, 2023

Marcus Valerio
Church Roman Catholic Las Vegas (The Roman Catholic Archbishop)
336 Cathedral Way
Las Vegas, Nevada 89109

RE: 23-0537-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** the following Land Use Entitlement project request TO ALLOW PROPOSED SIX-FOOT TALL FRONT YARD FENCES WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 4.48 acres at 1900 North Martin L King Boulevard (APN 139-21-701-007), R-E (Residence Estates) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

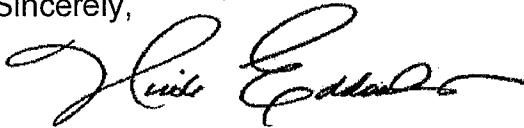
1. A Variance is hereby approved to allow six-foot tall front yard fences where five feet is the maximum allowed.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration 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 Building and Safety Division.
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.

Public Works

6. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements 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.
7. Gates shall remain open during business hours. Queues for the overall church operations shall not extend into the public right-of-way.

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:

Jonathan Batista
Church Roman Catholic Las Vegas (The Roman Catholic Archbishop)
336 Cathedral Way
Las Vegas, Nevada 89109