



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

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December 20, 2023

Raidel Rauelo Noda  
2620 Rising Legend Way  
Las Vegas, Nevada 89106

**RE: 23-0453-VAR1  
CITY COUNCIL MEETING OF DECEMBER 20, 2023**

Dear Applicant:

The City Council at a regular meeting held on *December 20, 2023* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND WITH A THREE-FOOT SOLID BASE WHERE TWO FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.11 acres at 2620 Rising Legend Way (APN 139-20-814-033), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**23-0453-VAR1 Conditions:**

**Planning**

- 1. A Variance is hereby approved to allow a six-foot tall wall/fence with a three foot solid base where a five foot tall wall/fence with a two foot solid base is 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.

**23-0453-VAR1 - Page Two**  
**December 20, 2023**

The Notice of Final Action was filed with the Las Vegas City Clerk on December 20, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development

STF:PL:jr

cc:

Raidel Rauelo Noda  
2620 Rising Legend Way  
Las Vegas, Nevada, 89106

Francisco Salinas  
10201 Splendor Ridge Avenue  
Las Vegas, Nevada 89135