



**LAS VEGAS  
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February 14, 2024

Louise Ann Benda  
7941 North Jones Boulevard  
Las Vegas, Nevada 89131

**RE: 23-0624 [VAR1 AND SUP1]  
PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.97 acres at 7941 North Jones Boulevard (APN 125-14-504-007), R-E (Residence Estates) Zone, Ward 6 (Brune).

**23-0624-VAR1** - VARIANCE - TO ALLOW A 13-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 270 FEET IS THE MINIMUM REQUIRED

**23-0624-SUP1** - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-60674) FOR THE PROPOSED EXPANSION OF AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN USE

This approval is subject to the following conditions:

**23-0624-VAR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (23-0624-VAR1) shall be required, if approved.
2. Land use application, notification, and recordation fees for Variance (23-0624-VAR1) shall be paid prior to the issuance of a building permit.
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.

**23-0624-SUP1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0624-SUP1) shall be required, if approved.
2. Land use application, notification, and recordation fees for Special Use Permit (23-0624-SUP1) shall be paid prior to issuance of a building permit.
3. Conformance to the approved conditions for Special Use Permit (SUP-60674).
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, as well as submitted as part of any business license application.
6. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on March 20, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Ryan Guzman  
New Cingular Wireless PCS, LLC  
6750 Via Austi Parkway  
Las Vegas, Nevada 89119

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Young Design Corporation  
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