



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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CITY HALL

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LAS VEGAS, NV 89101
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March 20, 2024

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

**RE: 23-0624 [VAR1 AND SUP1]
CITY COUNCIL MEETING OF MARCH 20, 2024**

Dear Applicant:

The City Council at a regular meeting held on *March 20, 2024* voted to **APPROVE** 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).
4. 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.
5. 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.
6. 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.
7. 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.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 21, 2024.

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
Department of Planning

STF:PL:jr
cc:

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

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Scottsdale, Arizona 85258