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March 13, 2024

Syedhosein Reza Zadeh Mousavi  
711 Campbell Drive  
Las Vegas, Nevada 89107

**RE: 24-0003-VAR1**  
**PLANNING COMMISSION MEETING OF MARCH 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID WALL IN THE FRONT YARD WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED on 1.11 acres at 711 Campbell Drive (APN 139-32-306-009), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**Planning**

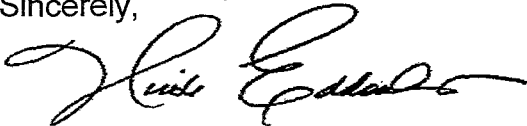
1. A Variance (24-0003-VAR1) is hereby approved, to allow a six-foot tall front yard wall within the front yard setback where five feet with a two-foot solid base is the maximum allowed.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions 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. Submit a License Agreement for landscaping and private improvements (wall) in the Palomino Lane public right(s)-of-way, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).
7. 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.

This item is scheduled to be heard again at the **April 9, 2024** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp