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May 15, 2024

Joseph McDevitt
1625 Westwood Drive
Las Vegas, Nevada 89102

RE: 24-0066-VAR1
PLANNING COMMISSION MEETING OF MAY 14, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *May 14, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED SEVEN-FOOT TALL SOLID WALL AND A SIX-FOOT TALL IRON FENCE IN THE FRONT YARD AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED on 0.40 acres at the northeast corner of Oakey Boulevard and Westwood Drive (APN 162-04-210-133), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

This approval is subject to the following amended conditions:

Planning

1. The razor wire and screening shall be removed within 90 days of final approval.
2. A Variance is hereby approved, to allow a proposed six-foot tall solid wall and a six-foot tall iron fence in the front yard area where five feet with a two-foot solid base is the maximum allowed.
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.

Public Works

7. No portion of the proposed wall shall encroach into the public right-of-way of Oakey Boulevard.
8. No driveways or vehicle access is allowed from this site onto Oakey Boulevard, as the proposed wall does not accommodate Sight Visibility requirements. If such access is desired in the future, the wall may require partial redesign/reconstruction to provide appropriate Sight Visibility Restriction Zones.
9. 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. The proposed wall must be located outside of any site visibility restriction zones.

This action by the Planning Commission on May 14, 2024 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 May 28, 2024. 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:

Luis Flores Paz
LJ Architecture and Planning
10438 Sky Gate Street
Las Vegas, Nevada 89178