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July 10, 2024

Michelle McDougall
Kauffman & McDougall Family Trust
2117 West Oakey Boulevard
Las Vegas, NV 89102

RE: 24-0255-VAR1
PLANNING COMMISSION MEETING OF JULY 09, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *July 09, 2024* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.25 acres at 2117 West Oakey Boulevard (APN 162-04-310-039), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved, to allow a six-foot tall front yard fence where five feet is the maximum height 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. The gate shall be electronically operated and may not open into public right-of-way. Queueing for the overall residence shall not extend into the public right-of-way as a result of entering the property due to gate operations.
7. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Oakey Boulevard – Rancho Drive to Martin Luther King Boulevard project and any other public improvement projects adjacent to this site. The wall shall be constructed completely out of the public right-of-way (including footing) and the footing shall be at least 1-foot below existing grade. Comply with the recommendations of the City Engineer.

This action by the Planning Commission on July 09, 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 July 22, 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:jr