



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

January 15, 2025

Paul Balikian
2008 Fontana Avenue
Las Vegas, Nevada 89106

**RE: 24-0586-VAR1
PLANNING COMMISSION MEETING OF JANUARY 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT on 0.15 acres at 2008 Fontana Avenue (APN 139-33-110-045), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following amended conditions:

Planning

1. A Variance is hereby approved, to allow a six-foot tall front yard wall with a two-foot solid base where five feet is the maximum overall 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.

This action by the Planning Commission on **January 14, 2025** 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 January 27, 2025. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Victor Knight
9582 Iris Flat Court
Las Vegas, Nevada 89178