



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
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cityoflasvegas  
lasvegasnevada.gov

February 12, 2025

Justin Fishner-Wolfson  
Enclave Court LLC  
9012 Night Owl Court  
Las Vegas, Nevada 89134

**RE: 24-0673-SCD1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 11, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED CARETAKER/DOMESTIC UNIT AND RESIDENTIAL ACCESSORY STRUCTURES [COVERED GUEST PARKING, COVERED SERVICE PARKING, ELECTRICAL SERVICE ROOM AND MECHANICAL SERVICE ROOM 2] THAT DO NOT CONFORM TO SUMMERLIN DEVELOPMENT STANDARDS FOR PLACEMENT AND SEPARATION on 1.75 acres on the south side of Enclave Court, approximately 600 feet south of Longspur Drive (APN 138-20-416-005), P-C (Planned Community) Zone [ER (Estate Residential) Summerlin Special Land Use Designation], Ward 2 (Seaman).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Summerlin Development Standards, except as amended herein.
2. A Major Deviation is hereby approved to allow a Caretaker/Domestic Unit in front of the primary dwelling where such is not allowed.
3. A Major Deviation is hereby approved to allow a Residential Accessory Structure [Covered Service Parking] in front of the primary dwelling where such is not allowed.
4. A Major Deviation is hereby approved to allow a Residential Accessory Structure [Electrical Service Room] in front of the primary dwelling where such is not allowed.
5. A Major Deviation is hereby approved to allow a Residential Accessory Structure [Covered Guest Parking] in front of the primary dwelling where such is not allowed.

6. A Major Deviation is hereby approved to allow a four-foot separation from the primary dwelling where six feet is required for a proposed Residential Accessory Structure [Covered Service Parking].
7. A Major Deviation is hereby approved to allow a zero-foot separation from the primary dwelling where six feet is required for a proposed Residential Accessory Structure [Electrical Service Room].
8. A Major Deviation is hereby approved to allow a zero-foot separation from the primary dwelling where six feet is required for a proposed Residential Accessory Structure [Mechanical Service Room 2].
9. 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.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Fire & Rescue**

13. Due to lack of required fire access around the structures applicant shall install an approved fire sprinkler system in all buildings in accordance with 2021 IFC Section 903 and NFPA 13D as amended.
14. Minimum water meter size to be 1.5 inches due to enhanced sprinkler system.

This action by the Planning Commission on **February 11, 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 **February 24, 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". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Jeff Anderson  
Avalon Architectural, Inc.  
17752 Mitchell N, Suite E  
Irvine, California 92614