



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

April 9, 2025

Kyle Sutherland  
FBLV District 2 LLC  
299 Park Avenue, 42nd Floor  
New York City, New York 10171

**RE: 25-0011-VAR1**  
**PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW PROPOSED PERIMETER AND RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR HEIGHT AND SPACING on 9.26 acres at 3010 Rigel Avenue (APN 162-08-710-002), M (Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the approved conditions for Site Development Plan Review (24-0219-SDR1).
2. A Variance is hereby approved, to allow a 13-foot tall maximum wall height for a perimeter and retaining wall where 10 feet is the maximum allowed and to allow a nine-foot tall perimeter wall height where eight feet is the maximum allowed [Wall Section A & B].
3. A Variance is hereby approved, to allow a 10-foot tall primary wall height for a perimeter wall where eight feet is the maximum allowed, to allow a five-foot tall retaining wall where four feet is the maximum allowed and to allow a four-foot wide spacing between walls where a five-foot minimum is required [Wall Section C].
4. 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.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 **April 8, 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 **April 21, 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive, #650  
Las Vegas, Nevada 89135