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CITY COUNCIL**

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COMMUNITY DEVELOPMENT  
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cityoflasvegas  
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May 8, 2025

John Entsminger  
Las Vegas Valley Water District  
100 N City Parkway #700  
Las Vegas, Nevada 89106

**RE:25-0158-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - MAY 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO AN APPROVED PLOT PLAN REVIEW (Z-0030-76) TO INSTALL A PROPOSED EIGHT-FOOT TALL CHAIN LINK PERIMETER FENCE WHERE CHAIN LINK IS A PROHIBITED MATERIAL IN CONJUNCTION WITH AN EXISTING COMMERCIAL DEVELOPMENT on 9.99 acres at 330 South Valley View Boulevard (APN 139-31-601-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the approved Conditions of Approval for Plot Plan Review (Z-0030-76) shall be required, except as modified by conditions herein.
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 development shall be in conformance with the site plan and perimeter wall elevations, date stamped 04/09/25, except as amended by conditions herein.
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. Grant a minimum 20-foot wide Public Sewer Easement to be privately maintained for the public sewer within the parcel including segments of public sewer from Sanitary Sewer Manhole Numbers R2-256 to R2-333.
8. 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.
9. The proposed temporary fencing cannot be on a parcel that isn't owned by the applicant without written consent from the property owner.

This action by the Department of Community Development staff on **May 8, 2025** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

Cc:  
Ryan Pearson  
Las Vegas Valley Water District  
100 N City Parkway #700  
Las Vegas, Nevada 89106

Cc:  
Abby Shields  
Las Vegas Valley Water District  
100 N City Parkway #700  
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