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cityoflasvegas
lasvegasnevada.gov

March 11, 2026

J Dapper
2500 Pinto Lane
Las Vegas, Nevada 89107

RE: 25-0605-VAR1
PLANNING COMMISSION MEETING OF MARCH 10, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.99 acres at 2500 Pinto Lane (APN 139-32-702-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow six-foot tall solid front yard gates where five feet with a two-foot solid wall base is the maximum allowed.
2. A Variance is hereby approved to allow a six-foot tall front yard wall/fence where five feet with a two-foot solid wall base is the maximum allowed for the eastern portion of the front property.
3. 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.
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.

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This action by the Planning Commission on **March 10, 2026** 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 **March 23, 2026**. 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:

Starr Mermejo
5030 Paradise Road, C-214
Las Vegas, Nevada 89119