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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 17, 2026

Kamran Fouladbakhsh
Proview Series 36, LLC
1100 East Bridger Avenue, Suite 120
Las Vegas, Nevada 89104

RE: 26-0143-VAR1
PLANNING COMMISSION MEETING OF JUNE 16, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD WALL/FENCE THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR HEIGHT on 0.93 acres at 1701 South Las Vegas Boulevard (APN 162-03-310-002), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a six-foot tall front yard fence where five feet is the maximum allowed.
2. Conformance to the approved conditions for Site Development Plan Review (23-0598-SDR1).
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.

Public Works

6. The proposed wall shall not be constructed in the public right-of-way.

7. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove the unused driveway cut and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
8. The applicant shall install "No Parking, Stopping, or Standing" signs for the frontage of the site per the latest approval of TIA76200-1.

This action by the Planning Commission on **June 16, 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 **June 29, 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:

Kamran Fouladbakhsh
3726 Las Vegas Boulevard South, #3005W
Las Vegas, Nevada 89158