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cityoflasvegas
lasvegasnevada.gov

July 15, 2026

Michelle Horten
1420 Commerce LLC
3720 West Arby Avenue
Las Vegas, Nevada 89118

RE: 26-0140-WVR1
PLANNING COMMISSION MEETING OF JULY 14, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW A PROPOSED FRONT YARD FENCE THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR HEIGHT AND MATERIALS [RAZOR WIRE] on 0.40 acres at 1420 South Commerce Street (APN 162-04-607-016), M (Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following **AMENDED** conditions:

Planning

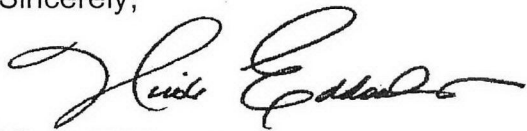
1. A Waiver of Title 19.08.100 is hereby approved to allow an eight-foot tall front yard fence where five feet is the maximum height allowed.
2. A Waiver of Title 19.08.040 is hereby denied to allow razor wire along the proposed front yard fence where such material is not allowed.
3. This approval shall 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.

Public Works

7. 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. The fence shall not obstruct visibility in accordance with American Association of Street and Highway Officials (AASHTO) design guidelines.
8. The gate shall not open into the public right-of-way and shall remain open during business hours.

This action by the Planning Commission on **July 14, 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 **July 27, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", with a stylized, flowing script.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp