



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

OLIVIA DÍAZ
Mayor Pro Tem

BRIAN KNUDSEN

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG
KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 15, 2026

John M. Bailey
7695 Desperado
Las Vegas, Nevada 89131

**RE: 26-0223-VAR1
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 EXISTING PERIMETER WALLS THAT DO NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR HEIGHT on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a 10-foot tall maximum wall height for a perimeter wall where eight feet is the maximum allowed.
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 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.

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 flourish at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Paul Loebig
General Manager
6436 Fisher Avenue
Las Vegas, Nevada 89130