



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

April 14, 2021

Valley Grove Family Trust  
6210 North Jones Boulevard, Suite #750217  
Las Vegas, Nevada 89136

**RE: 21-0071-VAR1  
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on **April 13, 2021** voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EIGHT-FOOT TALL SCREEN WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.86 acres at 5000 Elkhorn Road (APN 125-13-803-005), R-E (Residence Estates) Zone, Ward 6 (Fiore).

This approval is subject to the following conditions:

**Planning**

1. A Variance is hereby approved, to allow an eight-foot tall screen wall within the front yard setback area.
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 Department of Building and Safety.
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.

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This action by the Planning Commission on **April 13, 2021** 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 Planning and Development at 702.229.6301 after **April 26, 2021**. 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,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:clb

cc: Mr. Nathaniel Taylor  
Taylor Consulting Group, Inc.  
8414 West Farm Road, Suite #180  
Las Vegas, Nevada 89131