



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

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

January 14, 2026

Siomara Ramirez
4324 El Conlon Avenue
Las Vegas, Nevada 89102

RE: 25-0564-VAR1
PLANNING COMMISSION MEETING OF JANUARY 13, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING SEVEN-FOOT TALL FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED on 0.16 acres at 4324 El Conlon Avenue (APN 162-07-513-068), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

This approval is subject to the following Added conditions:

Planning

- A. The subject wall shall be in conformance with the site plan and elevations, date stamped 11/22/25.
- 1. A Variance is hereby approved, to allow an existing seven-foot tall front yard wall where five feet with a two-foot solid wall base is the maximum height 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.

6. The existing block wall shall be relocated to be completely out of the Sight Visibility Restriction Zone (SVRZ) for Arville Street as shown on the site plan date stamped 11/22/25. Alternatively, a SVRZ meeting American Association of State Highway and Transportation Officials (AASHTO) standards based on the posted speed limit me used to determine where the wall needs to be relocated to.

This action by the Planning Commission on **January 13, 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 **January 26, 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:jr