



**LAS VEGAS
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cityoflasvegas
lasvegasnevada.gov

February 11, 2026

Jonathan Bellew
410 South Rancho Drive
Las Vegas, Nevada 89106

RE: 25-0520-VAR1

PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to **DENY** the following Land Use Entitlement project request TO ALLOW AN EXISTING FRONT YARD WALL/FENCE THAT DOES NOT CONFORM WITH TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 1.00 acre at 410 South Rancho Drive (APN 139-32-601-057), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

This action by the Planning Commission on *February 10, 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 *February 23, 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:

Gilberto Vazquez
National General Contractors
P.O. Box 804
Pahrump, Nevada 89041