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cityoflasvegas
lasvegasnevada.gov

February 11, 2026

Maria Gonzalez
4363 Mountain View Boulevard
Las Vegas, Nevada 89102

**RE: 25-0561-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 THAT DOES NOT CONFORM TO TITLE 19 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.21 acres at 4363 Mountain View Boulevard (APN 162-06-610-044), R-E (Residence Estates) 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:

Ulises Gonzalez-Gomez
4363 Mountain View Boulevard
Las Vegas, Nevada 89102