



**LAS VEGAS
CITY COUNCIL**

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



cityoflasvegas
lasvegasnevada.gov

July 15, 2026

Doug Hughes
JUS2OFUS Trusts
1908 Calanda Court
Las Vegas, Nevada 89102

RE: 26-0232-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 A PROPOSED FRONT YARD WALL/FENCE TO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT AND VISIBILITY on 0.96 acres at 422 South Rancho Drive (APN 139-32-601-043), R-A (Ranch Acres) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow an eight-foot tall front yard wall with a six-foot solid wall base where five feet with a two-foot solid wall base is the maximum allowed along the east property line.
2. A Variance is hereby approved to allow an eight-foot tall solid front yard wall where five feet with a two-foot solid wall base is the maximum allowed along the north and south property lines.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Emily Sidebottom
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118