

## JUSTIFICATION LETTER

October 14, 2024 (revised 05 November 2024)

City of Las Vegas Planning & Zoning  
Department of Community Development  
495 S. Main Street  
Las Vegas, NV 89101

RE: Security Wall  
2008 Fontana Avenue  
Las Vegas, Nevada 89106  
Request: Waiver of Standards  
APN: 13933-110-045

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review;

### Request

On behalf of myself, Paul Balikian, the property owner of the above address, please accept the attached as an application for a Variance of Standards for a Security Wall located in the front yard of my home. The current zoning of the property is Single Family Residential (R-1). The proposed project is located in a typical residential neighborhood.

### Project Description

The subject property is bounded by Fontana Avenue to the South and Residential neighbors to the North, East and West.

The proposed Security Wall will be 6'-0" in height and made of decorative cmu of colors complimentary to the main residence with no openings. The wall will be behind the Front Yard setback of 15'-0".

The proposed project meets the parking and landscaping requirements per the City of Las Vegas Title 19 Zoning Code.

### Intent

- The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;*

**The proposed development is compatible with the adjacent development and development in the area in terms of intensity and the heights of the buildings.**

**There are several neighbors with similar walls in their front yards:**

**1900 Fontana Avenue solid wood/ concrete fence at Property Line**

**1905 Fontana Avenue solid hedge at Property Line**

**1913 Fontana Avenue solid wood picket fence at 15'-0" from Property Line**

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2. *The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the City;*

**The request is for a Variance of Standards for solid wall construction where 50% open is required. As noted in Item #1, this would be in line with several neighbors.**

3. *Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;*

**Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed project will be wholly on my property**

4. *Building and landscape materials are appropriate for the area and for the City;*

**The building and landscape materials are appropriate for the area and for the City.**

5. *Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;*

**The elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. Colors and materials compliment the existing surrounding neighborhood.**

6. *Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and*

**Appropriate measures have been taken to secure and protect the public health, safety, and general welfare.**

## Summary Justification:

The proposed Security Wall fits in with the general design and intent of the neighborhood. The Front Yard setback of 15'-0" will be maintained. We are asking for approval of the solid wall where 50% openness is required. The wall will provide privacy and security for the bedroom remodel that is currently under construction. Please reference Permit Number R24-08408

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Very truly yours,

Victor Knight, Architect  
Applicant Representative

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