



**LAS VEGAS
CITY COUNCIL**

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December 11, 2024

Lloyd Benson
DFA, LLC
8350 Eastgate
Henderson, Nevada 89015

**RE: 24-0508 [VAR1 AND ZON1]
PLANNING COMMISSION MEETING OF DECEMBER 10, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 10, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.32 acres generally located west of Harvey Munford Street, approximately 725 feet south of Washington Avenue (APN 139-28-303-005), Ward 5 (Crear).

24-0508-VAR1 - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED

24-0508-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)

This approval is subject to the following conditions:

24-0508-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 60-foot lot width where 100 feet is the minimum required.
2. Approval of Rezoning (24-0508-ZON1) shall be required, if approved.
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 item will be considered by the City Council on January 15, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Mack Mcknight
Champion Resource Group, LLC
4310 Plumeria Mist Street
Las Vegas, Nevada 89129

Lloyd Benson
Ahern Act
333 North Rancho Drive, 3rd floor
Las Vegas, Nevada 89106