



**LAS VEGAS
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March 12, 2025

Joseph Golshan
Phantom Group LLC
2408 Tam Drive, Apt 104
Las Vegas, Nevada 89102

**RE: 25-0026 [VAR1, VAR2, VAR3, AND TMP1]
PLANNING COMMISSION MEETING OF MARCH 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 11, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Summers-Armstrong).

25-0026-VAR1 - VARIANCE - TO ALLOW A 22-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 24]

25-0026-VAR2 - VARIANCE - TO ALLOW A 25-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 25]

25-0026-VAR3 - VARIANCE - TO ALLOW A 25-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 26]

25-0026-TMP1 - TENTATIVE MAP - TONOPAH & VEGAS - FOR A PROPOSED 27-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This item is scheduled to be heard again at the **April 8, 2025** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Scott Anderson
Taylor Morrison of Nevada, LLC
1985 Festival Plaza Drive, Suite 200
Las Vegas, Nevada 89135

Rebecca Chirlboga and Heather Britz
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118