



**LAS VEGAS  
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COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

August 13, 2025

Julio Cesar Angulo-Diaz  
Angulo Trust  
3530 Cox Street  
North Las Vegas, Nevada 89032

**RE: 25-0222 [VAR1 AND VAR2]  
PLANNING COMMISSION MEETING OF AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 12, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 1.32 acres at the west side of Bradley Road, approximately 170 feet south of Alexander Road (APN 138-12-110-041), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong).

**ABEYANCE - 25-0222-VAR1 - VARIANCE - TO ALLOW A 97-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [LOT 01]**

**ABEYANCE - 25-0222-VAR2 - VARIANCE - TO ALLOW A 97-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [LOT 02]**

This approval is subject to the following conditions:

**25-0222-VAR1 CONDITIONS**

**Planning**

1. A Variance is hereby approved, to allow a 97-foot lot width where 100 feet is required for Lot 1.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

### 25-0222-VAR2 CONDITIONS

#### Planning

1. A Variance is hereby approved, to allow a 97-foot lot width where 100 feet is required for Lot 2.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 **August 12, 2025** 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 **August 25, 2025**. 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:jr