



**LAS VEGAS
CITY COUNCIL**

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



October 15, 2025

Don Ahern
407 Tranquil Peak Court
Henderson, Nevada 89012

**RE: 25-0330 [ZON1 AND SUP1]
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on a portion of 29.09 acres on the southwest corner of Bonanza Road and Clarkway Drive (APNs Multiple), Ward 5 (Summers-Armstrong).

25-0330-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL), R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) [APNs 139-28-311-001 through 148; and 139-28-303-007 through 009]

25-0330-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED TRADE SCHOOL USE [COMMERCIAL DRIVER'S LICENSE TRAINING] [APNs 139-28-311-001 through 148; and 139-28-302-034]

This approval is subject to the following conditions:

25-0330-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Trade School use.
2. Approval of Rezoning (25-0330-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.

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5. Parking for all instructors and students shall be provided at 333 North Rancho Drive. No parking shall be allowed on the subject site.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. 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 November 19, 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:jr

cc:

Lloyd Benson
7140 Doe Avenue
Las Vegas, Nevada 89117

Cc:

Mack McKnight
4310 Plumeria Mist Street
Las Vegas, Nevada 89129