



**LAS VEGAS
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October 15, 2025

Don Ahern
407 Tranquil Peak Court
Henderson, Nevada 89012

**RE: 25-0332 [ZON1 AND VAR1]
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 1.65 acres located on the west side of Martin L King Boulevard, 370 feet south of Washington Avenue (APNs 139-28-304-002 through 004), Ward 5 (Summers-Armstrong).

25-0332-VAR1 - VARIANCE - TO ALLOW AN 80-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [0.38 ACRES ON APN 139-28-304-003]

25-0332-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

This approval is subject to the following conditions:

25-0332-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow an 80-foot lot width where 100 feet is required for APN 139-28-304-003.
2. Approval of a Rezoning (25-0332-ZON1) shall be required, if approved.
3. This approval shall be void four 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.

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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 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