



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL

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cityoflasvegas
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November 20, 2025

Raymond Hamadani
512 North First Street
Las Vegas, Nevada 89101

**RE: 25-0322 [ZON1 AND WVR1]
CITY COUNCIL MEETING OF NOVEMBER 19, 2025**

Dear Applicant:

The City Council at a regular meeting held on *November 19, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 0.19 acres at 512 North 1st Street (APN 139-27-810-031), Ward 5 (Summers-Armstrong).

25-0322-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: R-1 (SINGLE FAMILY RESIDENTIAL)

25-0322-WVR1 - WAIVER - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING SINGLE-FAMILY DWELLING [AREA 2]

This approval is subject to the following conditions:

25-0322-WVR1 CONDITIONS:

Planning

1. A Waiver is hereby approved, to allow a three-foot side yard setback for an existing single family dwelling where five feet is required.
2. Approval of Rezoning (25-0322-ZON1) shall be required, if approved.
3. All rooms used for human habitation within the single family dwelling shall have interior access to one other.
4. Conformance to all minimum requirements under LVMC Title 19.12 for a Vehicle Parking, Storage or Repair in Residential Zoning Districts use.
5. 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.

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Lora Dreja
Brown, Brown and Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101