



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

November 20, 2025

Don Ahern  
407 Tranquil Peak Court  
Henderson, Nevada 89012

**RE: 25-0330 [ZON1 AND SUP1]**  
**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 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.
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.

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:

Lloyd Benson  
7140 Doe Avenue  
Las Vegas, Nevada 89117

Mack McKnight  
4310 Plumeria Mist Street  
Las Vegas, Nevada 89129