



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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**CITY HALL**

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LAS VEGAS, NV 89101

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cityoflasvegas  
lasvegasnevada.gov

February 18, 2026

Don Ahern  
407 Tranquil Peak Court  
Henderson, Nevada 89102

**RE: 25-0592 [VAR1, VAR2, ZON1]  
CITY COUNCIL MEETING OF FEBRUARY 18, 2026**

Dear Applicant:

The City Council at a regular meeting held on **February 18, 2026** voted to **APPROVE** the following Land Use Entitlement project requests on 4.60 acres generally located on the east and west side of Harvey Munford Street, in between Washington Avenue and Bonanza Road (APNs Multiple), Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

**25-0592-VAR1 - VARIANCE - TO ALLOW A 60-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED [0.32 ACRES ON APN 139-28-303-005]**

**25-0592-VAR2 - VARIANCE - TO ALLOW AN 80-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED [0.38 ACRES ON APN 139-28-304-003]**

**25-0592-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:

**25-0592-VAR1 CONDITIONS**

**Planning**

1. A Variance is hereby approved to allow a 60-foot lot width where 100 feet is the minimum required [0.32 acres on APN 139-28-303-005].
2. Approval of Rezoning (25-0592-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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0592-VAR2 CONDITIONS**

**Planning**

1. A Variance is hereby approved to allow an 80-foot lot width where 100 feet is minimum required [0.38 acres on APN 139-28-304-003]
2. Approval of Rezoning (25-0592-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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 February 18, 2026.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

Lloyd Benson  
7140 Doe Avenue  
Las Vegas, Nevada 89117

Mack McKnight  
4310 Plumeria Mist Street Las Vegas, Nevada 89129