



**LAS VEGAS  
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**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

March 11, 2026

Brittanny Honsinger  
Blue Heron Development, LLC  
6521 South Las Vegas Boulevard, Suite C-200  
Las Vegas, Nevada 89119

**RE: 26-0027 [VAR1 - VAR12, AND TMP1]  
PLANNING COMMISSION MEETING OF MARCH 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project 26-0027 - PUBLIC HEARING - APPLICANT: BLUE HERON DEVELOPMENT, LLC - OWNER: ANDREW MOLASKY REVOCABLE FAMILY TRUST - For possible action on the following Land Use Entitlement project requests on 5.17 acres at the southeast corner of Palomino Lane and Shetland Road (APNs Multiple), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

**26-0027-VAR1** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT AND PERIMETER/RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH AND HEIGHT (LOT 1)

**26-0027-VAR2** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 2)

**26-0027-VAR3** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 3)

**26-0027-VAR4** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 4)

**26-0027-VAR5** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 5)

**26-0027-VAR6** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 6)

**26-0027-VAR7** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 7)

**26-0027-VAR8** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 8)

**26-0027-VAR9** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT SIZE AND LOT WIDTH (LOT 9)

**26-0027-VAR10** - VARIANCE - TO ALLOW A PROPOSED RESIDENTIAL LOT THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR LOT WIDTH (LOT 10)

**26-0027-VAR11** - VARIANCE - TO ALLOW NO OFFSITE IMPROVEMENTS WHERE SUCH ARE REQUIRED

**26-0027-VAR12** - VARIANCE - TO ALLOW PROPOSED PERIMETER AND RETAINING WALLS THAT DO NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR HEIGHT

**26-0027-TMP1** - TENTATIVE MAP - PALOMINO AND SHETLAND - FOR A 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This item is scheduled to be heard again at the **April 14, 2026** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Emily Sidebottom  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118