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cityoflasvegas
lasvegasnevada.gov

May 13, 2026

Haesook Kim
Survivor's Trust Et Al
2101 South Watson Street
La Habra, California 90631

**RE: 26-0128 [ZON1 AND WVR1]
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.45 acres at 919 East Bonneville Avenue (APN 139-34-810-093), Ward 3 (Diaz).

26-0128-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-4 (HIGH DENSITY RESIDENTIAL)

26-0128-WVR1 - WAIVER - TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED [AREA 2]

This approval is subject to the following conditions:

26-0128-WVR1 CONDITIONS:

Planning

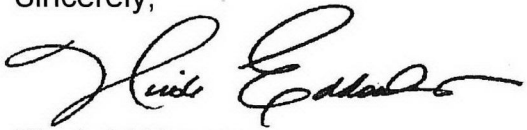
1. A Waiver of Title 19.06.120 is hereby approved, to allow a five-foot front yard setback where 10 feet is required.
2. Approval of Rezoning (26-0128-ZON1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions 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.

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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 **June 17, 2026**. 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:bp

cc:

Ricardo E Jasso
Mega Broker LLC
6671 Las Vegas, Boulevard South, Suite 210
Las Vegas, Nevada 89119