



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 13, 2026

Rohn Monroe
Umbra Holdings LLC
9107 West Russell Road
Las Vegas, Nevada 89148

**RE: 26-0048 [VAR1, SDR1, AND TMP1]
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to **HOLD IN ABEYANCE** of the following Land Use Entitlement project requests on 0.17 acres at the southeast corner of Harrison Avenue and H Street (APN 139-27-110-031), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong).

26-0048-VAR1 - VARIANCE - TO ALLOW VEHICLES TO BACK OUT ONTO RIGHT-OF-WAY (HARRISON AVENUE) WHERE SUCH IS NOT ALLOWED

26-0048-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, SIX-UNIT MULTI-FAMILY RESIDENTIAL (CONDOMINIUM) DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

26-0048-TMP1 - TENTATIVE MAP - RESIDENCE AT HARRISON - FOR A PROPOSED SIX-UNIT CONDOMINIUM SUBDIVISION

This item is scheduled to be heard again at the **June 16, 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.

26-0048 [VAR1, SDR1, AND TMP1] - Page Two
May 13, 2026

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Adam Brown
DLC Consulting
2885 East Quail Avenue
Las Vegas, Nevada 89120