



**LAS VEGAS
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COMMUNITY DEVELOPMENT

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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

June 17, 2026

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

**RE: 26-0128 [ZON1 AND WVR1]
CITY COUNCIL MEETING OF JUNE 17, 2026**

Dear Applicant:

The City Council at a regular meeting held on **June 17, 2026** voted to **APPROVE** 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:

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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

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