



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

OLIVIA DÍAZ
Mayor Pro Tem

BRIAN KNUDSEN
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

July 15, 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 JULY 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to **DENY** 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).

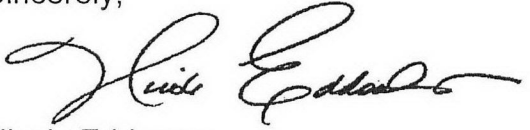
26-0048-VAR1 - VARIANCE - TO ALLOW VEHICLES TO BACK OUT ONTO RIGHT-OF-WAY (HARRISON AVENUE) WHERE SUCH IS NOT ALLOWED

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 action by the Planning Commission on **July 14, 2026** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **July 27, 2026**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", with a stylized, flowing script.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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