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cityoflasvegas
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July 15, 2026

William Haygood
4225 Leon Avenue
Las Vegas, Nevada 89130

**RE: 26-0225-VAR1
PLANNING COMMISSION MEETING OF JULY 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED HOME ADDITION THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS on 0.71 acres at 4225 Leon Avenue (APN 138-01-304-009), R-E (Residence Estates) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a 27-foot front yard setback where 50 feet is required.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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 **August 19, 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,

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:

Jason Maheu
652 Middlegate Road #B
Henderson, Nevada 89011