



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**

DIRECTOR

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

December 18, 2024

H & H Investment Realty LLC  
396 Chadwick Circle  
Henderson, Nevada 89014

**RE: 24-0190 [GPA1, ZON1, VAR1, VAR2, AND SDR1]  
CITY COUNCIL MEETING OF DECEMBER 18, 2024**

Dear Applicant:

The City Council at a regular meeting held on *December 18, 2024* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 1.18 acres on the southwest corner of Owens Avenue and Gateway Road (APN 140-30-502-002), Ward 3 (Diaz). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

**24-0190-GPA1** - GENERAL PLAN AMENDMENT - FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

**24-0190-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

**24-0190-VAR1** - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED AND A 25-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A PROPOSED TRASH ENCLOSURE WHERE 50 FEET IS REQUIRED

**24-0190-VAR2** - VARIANCE - TO ALLOW 32 PARKING SPACES WHERE 44 SPACES ARE REQUIRED

**24-0190-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 20-UNIT, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This item is scheduled to be heard again at the **January 15, 2025** City Council meeting which will be held at 9:30 AM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The City 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 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr  
cc:

William Brown  
3685 South Highland Drive, Unit 14  
Las Vegas, Nevada 89103

Edgar Montalvo  
2209 Tosca Street 8-101  
Las Vegas, Nevada 89128