



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
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August 22, 2024

Farus Farmanali  
FF Series Holding LLC  
13861 Adare Manor Lane  
Frisco, Texas 75035

**RE: 23-0595 [GPA1, ZON1, VAR1, AND TMP1]  
CITY COUNCIL MEETING OF AUGUST 21, 2024**

Dear Applicant:

The City Council at a regular meeting held on *August 21, 2024* voted to **DENY** the following Land Use Entitlement project requests on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), Ward 6 (Brune). The Planning Commission (7-0 vote) and Staff recommend DENIAL on the Land Use Entitlement project.

**23-0595-GPA1** - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL)

**23-0595-ZON1** - REZONING - FROM: O (OFFICE) TO: R-CL (SINGLE FAMILY COMPACT-LOT)

**23-0595-VAR1** - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED AND TO ALLOW NON-STANDARD STREET TERMINI WHERE A CUL-DE-SAC OR HAMMERHEAD TERMINUS IS REQUIRED

**23-0595-TMP1** - TENTATIVE MAP - TENAYA & BILPAR - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2024.

Sincerely,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp



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cc:

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