



October 9, 2024

**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

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Mayor Pro Tem

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VICTORIA SEAMAN  
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MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



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

**RE: 24-0190 [GPA1, ZON1, VAR1, AND SDR1]  
PLANNING COMMISSION MEETING OF OCTOBER 8, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on October 8, 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).

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

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

**ABEYANCE - 24-0190-VAR1** - VARIANCE - TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED

**ABEYANCE - 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 November 12, 2024 Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

24-0190 [GPA1, ZON1, VAR1, and SDR1] - Page Two  
October 9, 2024

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE: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