



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 16, 2025

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

**RE: 24-0190 [GPA1, ZON1, VAR1, VAR2, AND SDR1]
CITY COUNCIL MEETING OF APRIL 16, 2025**

Dear Applicant:

The City Council at a regular meeting held on *April 16, 2025* 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 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

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

24-0190-VAR1 - ABEYANCE ITEM - 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 - ABEYANCE ITEM - VARIANCE - TO ALLOW 32 PARKING SPACES WHERE 44 SPACES ARE REQUIRED

24-0190-SDR1 - ABEYANCE ITEM - 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 ***June 18, 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 'S. 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