



**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
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LAS VEGAS, NV 89101  
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cityoflasvegas  
lasvegasnevada.gov

May 21, 2025

Joseph Golshan  
Phantom Group, LLC  
2408 Tam Drive, Apt 104  
Las Vegas, Nevada 89102

**RE: 25-0026 [VAR1, VAR2, VAR3, TMP1]  
CITY COUNCIL MEETING OF MAY 21, 2025**

Dear Applicant:

The City Council at a regular meeting held on *May 21, 2025* voted to **WITHDRAW WITHOUT PREJUDICE** the following Land Use Entitlement project requests on 3.43 acres on the west side of Tonopah Drive, approximately 442 feet north of Vegas Drive (APNs 139-20-802-002 and 003), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

**25-0026-VAR1** - VARIANCE - TO ALLOW A 22-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 24]

**25-0026-VAR2** - VARIANCE - TO ALLOW A 25-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 25]

**25-0026-VAR3** - VARIANCE - TO ALLOW A 25-FOOT LOT WIDTH WHERE 35 FEET IS THE MINIMUM REQUIRED [LOT 26]

**25-0026-TMP1** - TENTATIVE MAP - TONOPAH & VEGAS - FOR A PROPOSED 27-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

The Notice of Final Action was filed with the Las Vegas City Clerk on May 22, 2025.

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:

Scott Anderson  
Taylor Morrison of Nevada, LLC  
1985 Festival Plaza Drive, Suite 200  
Las Vegas, Nevada 89135

Rebecca Chiriboga/ Heather Britz  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118

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