



June 18, 2025

ASD Group, LLC  
1324 Palantine Hill Drive  
Las Vegas, Nevada 89117

**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA

SUMMERS-ARMSTRONG

MIKE JANSSEN  
City Manager

**RE: 25-0032 [GPA1, ZON1, VAR1, VAR2, SDR1]  
CITY COUNCIL MEETING OF JUNE 18, 2025**

Dear Applicant:

The City Council at a regular meeting held on *June 18, 2025* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 0.71 acres at the southwest corner of Owens Avenue and Henry Drive (APN 140-30-501-001), Ward 3 (Diaz). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

**25-0032-GPA1 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL)**

**25-0032-ZON1 - ABEYANCE ITEM - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL)**

**25-0032-VAR1 - ABEYANCE ITEM - VARIANCE - TO ALLOW 32 PARKING SPACES WHERE 72 PARKING SPACES ARE REQUIRED AND TO ALLOW TWO HANDICAP PARKING SPACES WHERE THREE HANDICAP PARKING SPACES ARE REQUIRED**

**25-0032-VAR2 - ABEYANCE ITEM - VARIANCE - TO ALLOW A 70-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 102 FEET IS REQUIRED**

**25-0032-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

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



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This item is scheduled to be heard again at the July 2, 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:  
Shalom Bouganim  
1324 Palantine Hill Drive  
Las Vegas, Nevada 89117

Cc:  
Nasko Balaktchiev  
New Architectural Services Co, LLC  
1025 S 1st Street #140  
Las Vegas, Nevada 89101