



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

July 2, 2025

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

**RE: 25-0032 [GPA1, ZON1, VAR1, VAR2, SDR1]
CITY COUNCIL MEETING OF JULY 2, 2025**

Dear Applicant:

The City Council at a regular meeting held on *July 2, 2025* voted to **DENY** 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

The Notice of Final Action was filed with the Las Vegas City Clerk on July 3, 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:
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