



**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

August 7, 2025

Jack Panou  
Golden Apartments LLC  
1735 North Nellis Boulevard, #D,E  
Las Vegas, Nevada 89115

**RE: 25-0264 [EOT1, EOT2, AND EOT3]  
CITY COUNCIL MEETING OF AUGUST 6, 2025**

Dear Applicant:

The City Council at a regular meeting held on **August 6, 2025** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 3.03 acres at the northwest corner of Vegas Drive and Simmons Street (APNs 139-20-403-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

**25-0264-EOT1** - FIRST EXTENSION OF TIME - VARIANCE (23-0050-VAR1) - TO ALLOW 144 PARKING SPACES WHERE 193 ARE REQUIRED

**25-0264-EOT2** - FIRST EXTENSION OF TIME - SPECIAL USE PERMIT (23-0050-SUP1) - FOR A PROPOSED MIXED-USE DEVELOPMENT

**25-0264-EOT3** - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (23-0050-SDR1) - FOR AN APPROVED THREE-STORY MIXED-USE DEVELOPMENT WITH 112 MULTI-FAMILY RESIDENTIAL UNITS AND 7,403 SQUARE FEET OF COMMERCIAL FLOOR AREA, INCLUDING A CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, RESIDENTIAL ADJACENCY STANDARDS AND BUILDING ORIENTATION STANDARDS

This item will be considered by the City Council on **August 20, 2025** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 A.M. The 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,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Lora Dreja  
Brown, Brown and Premsirut  
520 South Fourth Street  
Las Vegas, Nevada 89135