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August 21, 2025

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

**RE: 24-0190 [GPA1, ZON1, VAR1, VAR2, SDR1]
CITY COUNCIL MEETING OF AUGUST 20, 2025**

Dear Applicant:

The City Council at a regular meeting held on *August 20, 2025* voted to **APPROVE** 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 approval is subject to the following amended conditions:

24-0190-VAR1 CONDITIONS:

Planning

1. Approval of General Plan Amendment (24-0190-GPA1) and Rezoning (24-0190-ZON1); and conformance to the Conditions of Approval for Site Development Plan Review (24-0190-SDR1) shall be required, if approved.

2. A Variance is hereby approved to allow an eight-foot residential adjacency setback where 69 feet is required for a proposed multi-family residential development.
3. A Variance is hereby denied to allow a 27-foot residential adjacency setback for a proposed trash enclosure where 50 feet is required.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0190-SDR1 CONDITIONS:

Planning

- A. Prior to or at the same time of a submittal of a building permit to the Department of Community Development, the applicant shall relocated the trash enclosure within the subject site to conform to the residential adjacency standards.
1. Approval of General Plan Amendment (24-0190-GPA1) and Rezoning (24-0190-ZON1); and conformance to the Conditions of Approval for Variance (24-0190-VAR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/05/25, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
10. The proposed driveway on Owens Avenue shall be restricted to right-in/right-out access. A median shall be constructed to limit the Owens Avenue driveway and maintain full access for Gateway Road concurrent with the development on this site. The access road in the Gateway Road alignment shall be a minimum 21 feet wide with a 25-foot ingress radius.
11. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

William Brown
3685 South Highland Dr. Unit 14
Las Vegas, Nevada 89103

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