



**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

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



cityoflasvegas  
lasvegasnevada.gov

September 4, 2025

Jay Nady  
4Him4Life Inc  
800 North Bruce Street  
Las Vegas, Nevada 89101

**RE: 25-0176 [VAR1, VAR2, SUP1, SDR1]  
CITY COUNCIL MEETING OF SEPTEMBER 3, 2025**

Dear Applicant:

The City Council at a regular meeting held on **September 3, 2025** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 4.50 acres at the northeast corner of Harris Avenue and Bruce Street (APNs 139-26-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

**25-0176-VAR1** - ABEYANCE ITEM - VARIANCE - TO ALLOW A 75-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 111 FEET IS REQUIRED

**25-0176-VAR2** - ABEYANCE ITEM - VARIANCE - TO ALLOW 242 PARKING SPACES WHERE 340 ARE REQUIRED

**25-0176-SUP1** - ABEYANCE ITEM - SPECIAL USE PERMIT - FOR A RESIDENTIAL, MULTI-FAMILY USE

**25-0176-SDR1** - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 204-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER AND BUILDING ORIENTATION REQUIREMENTS

This item will be considered by the City Council on **September 17, 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,

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:bp

cc:

Ricki Y Barlow  
LV Access LLC  
2222 West Bonanza Road  
Las Vegas, Nevada 89106