



**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 10, 2025

Gary Gumm  
Searles Oz Land LLC  
5455 South Fort Apache Road, Suite #108-84  
Las Vegas, Nevada 89148

**RE: 25-0096 [VAR1 AND SDR1]  
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **September 9, 2025** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 2.25 acres at the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

**25-0096-VAR1** - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

**25-0096-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 50-UNIT RESIDENTIAL TINY HOUSE PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This item is scheduled to be heard again at the **October 14, 2025** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Jeffrey Armstrong  
VTN-Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146