



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
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cityoflasvegas  
lasvegasnevada.gov

September 18, 2025

Justo Sataray  
Sataray Properties Group LLC  
9983 Desert Alcove Road  
Las Vegas, Nevada 89178

**RE: 24-0185 [ZON1, VAR1, AND SDR1]  
CITY COUNCIL MEETING OF SEPTEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on **September 17, 2025** voted to **DENY** the following Land Use Entitlement project requests on 0.17 acres at 200 North Lamb Boulevard (APN 140-32-310-007), Ward 3 (Diaz).

**24-0185-ZON1** - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

**24-0185-VAR1** - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED

**24-0185-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A 1,584 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2025.

Sincerely,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:bp

cc:

Guillermo Sataray  
Fresh General Services LLC  
7318 West Le Baron Avenue  
Las Vegas, Nevada 89178