



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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cityoflasvegas
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September 18, 2025

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

**RE: 24-0186 [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 212 North Lamb Boulevard (APN 140-32-310-004), Ward 3 (Diaz).

24-0186-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

24-0186-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED

24-0186-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A 1,736 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