



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG
KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
EXECUTIVE DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 14, 2024

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 JANUARY 13, 2026**

Dear Applicant:

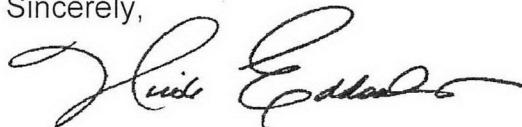
The Planning Commission at a regular meeting held on *January 13, 2026* voted to **DENY** the following Land Use Entitlement project requests on 2.25 acres at the northeast corner of Searles Avenue and 23rd Street (APN 139-26-508-016), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

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

ABEYANCE - 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 action by the Planning Commission on *January 13, 2026* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after *January 26, 2026*. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

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