



**LAS VEGAS
CITY COUNCIL**

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February 11, 2026

A & Z Management LLC
4660 South Eastern Avenue, Suite 207
Las Vegas, Nevada 89119

**RE: 25-0596-ZON1
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 10, 2026* voted to recommend ***DENIAL*** of the following Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 0.47 acres on the north side of Del Rey Avenue, approximately 330 feet east of Arville Street (APN 162-06-510-012), Ward 1 (Knudsen).

This item will be considered by the City Council on March 18, 2026. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***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,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Abraham Gabbay
2901 San Martin Court
Las Vegas, Nevada 89121

Yefet Joseph
3140 Aloha Avenue
Las Vegas, Nevada 89121