



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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EXECUTIVE DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
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February 18, 2026

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

**RE: 25-0096 [VAR1 AND SDR1]  
CITY COUNCIL MEETING OF FEBRUARY 18, 2026**

Dear Applicant:

The City Council at a regular meeting held on **February 18, 2026** 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). The Planning Commission (6-0 vote) and Staff recommend DENIAL on the entire Land Use Entitlement project.

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

**25-0096-SDR1 - APPEAL ITEM - 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 will be considered by the City Council on **March 4, 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,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

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