



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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March 4, 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 MARCH 4, 2026**

Dear Applicant:

The City Council at a regular meeting held on **March 4, 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 **April 1, 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