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April 1, 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 APRIL 1, 2026**

Dear Applicant:

The City Council at a regular meeting held on *April 1, 2026* voted to **APPROVE** 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 - ABEYANCE ITEM - APPEAL ITEM - VARIANCE - TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

25-0096-SDR1 - ABEYANCE ITEM - 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 approval is subject to the following conditions:

25-0096-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a 10-foot rear yard setback where 20 feet is required by Title 19.06.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0096-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0096-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (25-0096-VAR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 03/23/26; and building elevations date stamped 03/25/26, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow three-foot wide landscape buffer where six feet is required on the eastern perimeter of the site.
5. An Exception from Title 19.08 is hereby approved, to allow 12 24-inch box trees in the interior parking lot area where 17 trees are required within parking lot islands or at the end of a row of parking.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
9. If a Residential Tiny House is elevated above grade, the base of the house must be masked architecturally or by landscaping, berming or planters.
10. Units shall not be rented or leased for a period of less than 31 days.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
12. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR shall be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
13. A Required Review at public hearing before the City Council shall be conducted three (3) years from the date of final inspection of the first residential dwelling for the review of the state of the dwelling units and the overall maintenance of the property.
14. A revised landscape plan shall be submitted to the Department of Community Development prior to or at the same time application is made for a building permit, including civil improvement plans, depicting the planting of trees within the parking lot landscape fingers.
15. The perimeter walls to be constructed along Searles Avenue and 23rd Street shall be constructed of wrought iron and decorative pilasters with caps spaced a maximum of 24 feet on center. Any retaining wall elements that are to be used shall also be decorative per Title 19 standards.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Construct half-street improvements on 23rd Street and Searles Avenue adjacent to this site meeting current City Standards concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
19. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Searles Avenue with the Eastern Avenue Local Storm Drain project (MWA677) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
20. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Construct an accessible pedestrian path from this site east to the existing bus stop on the north side of Searles Avenue and an accessible ramp on the south side of Searles at the 23rd Street intersection. Alternatively, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks in accordance with Section 2.2 of the City's Vision Zero Action Plan prior to the submittal of construction drawings for this site. Right-of-way or engineering constraints may be identified in the submitted pedestrian circulation plan. Comply with the recommendations of the approved pedestrian circulation plan.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Fire & Rescue

23. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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April 1, 2026

The Notice of Final Action was filed with the Las Vegas City Clerk on April 2, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning cc:

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

STF:PL:jr