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December 10, 2025

Gary Gumm
Searles Oz Land LLC
5455 South Fort Apache Road, Suite #108-84

**RE: 25-0096 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **DECEMBER 9, 2025** 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). 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 item is scheduled to be heard again at the **January 13, 2026** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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