



**LAS VEGAS
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CITY HALL

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cityoflasvegas
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July 16, 2026

Amy Pam
Santa Gold Realty
1400 South Decatur Boulevard
Las Vegas, Nevada 89102

**RE: 26-0165 [VAR1 AND ZON1]
CITY COUNCIL MEETING OF JULY 15, 2026**

Dear Applicant:

The City Council at a regular meeting held on *July 15, 2026* voted to **APPROVE** the following Land Use Entitlement project requests on 0.45 acres at 1712 Santa Paula Drive (APN 162-03-301-017), Ward 3 (Diaz). The Planning Commission (5-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

26-0165-VAR1 - VARIANCE - TO ALLOW A 16-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING BUILDING

26-0165-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-4 (HIGH DENSITY RESIDENTIAL)

This approval is subject to the following conditions:

26-0165-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 16-foot rear yard setback where 20 feet is required for an existing building.
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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp