



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

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cityoflasvegas
lasvegasnevada.gov

January 6, 2022

Bonanza Auto Plaza, LLC
1426 East Charleston Boulevard, Suite #110
Las Vegas, Nevada 89104

**RE: 21-0034-GPA1 AND 21-0034-ZON1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Applicant:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests on 2.09 acres at 4565 East Bonanza Road (APN 140-32-101-016), Ward 3 (Diaz).

- **21-0034-GPA1** - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL).
- **21-0034-ZON1** - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, January 13, 2022* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Nathaniel Taylor
Taylor Consulting Group, Inc.
8414 West Farm Road, Suite #180
Las Vegas, Nevada 89131



**LAS VEGAS
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January 6, 2022

Mr. Joe Genovese
Century Communities of Nevada, LLC
6345 South Jones Boulevard, Suite #400
Las Vegas, Nevada 89118

**RE: 21-0519-VAR1, 21-0519-VAR2, 21-0519-VAC1, 21-0519-TMP1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Genovese:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests on 5.00 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-401-006), Ward 6 (Fiore).

- **21-0519-VAR1** - VARIANCE - TO ALLOW PROPOSED 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND A TOTAL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED
- **21-0519-VAR2** - VARIANCE - TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED
- **21-0519-VAC1** - VACATION - PETITION TO VACATE PUBLIC RIGHT-OF-WAY AND U.S. GOVERNMENT PATENT EASEMENTS
- **21-0519-TMP1** - TENTATIVE MAP - ALPINE RIDGE WEST - FOR A PROPOSED 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

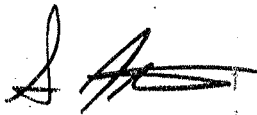
This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

Mr. Joe Genovese
Century Communities of Nevada, LLC
21-0519-VAR1, 21-0519-VAR2, 21-0519-VAC1, 21-0519-TMP1
Page Two
January 6, 2022

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The City Council requires that you or your representative be present at this meeting.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Ms. Hannah Swan
Westwood Professional Services
5725 West Badura Avenue, Suite #100
Las Vegas, Nevada 89118



**LAS VEGAS
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January 6, 2022

Ms. Michelle Giddings
King Property Management
112 South Jones Boulevard
Las Vegas, Nevada 89107

RE: 21-0575-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Ms. Giddings:

The Las Vegas City Council at its regular meeting on **January 19, 2022** as referred to above, will consider the following Land Use Entitlement project request FOR A PARKING LOT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.33 acres at 108 and 112 South Jones Boulevard (APNs 138-36-112-005 and 006), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Landon Christopherson
DLC Consulting
2885 East Quail Avenue
Las Vegas, Nevada 89120

Ms. Michelle Giddings
A Better Option Healthcare Inc.
112 South Jones Boulevard
Las Vegas, Nevada 89107



**LAS VEGAS
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January 6, 2022

Mr. Dharmesh Bhanabhai
FAEC Holdings Wirrulla, LLC
450 Fremont Street, Suite #285
Las Vegas, Nevada 89101

RE: 21-0597-SUP1

CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Bhanabhai:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request FOR A PROPOSED 12,445 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite's #150 and #159 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, January 13, 2022* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Edgar D. Montalvo
XPC Architecture Studio, LLC
2209 Tosca Street, Suite #8-101
Las Vegas, Nevada 89128



**LAS VEGAS
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January 6, 2022

Mr. Brenin Anderson
PN II, Inc.
7255 South Tenaya Way, Suite #200
Las Vegas, Nevada 89113

**RE: 21-0615-MOD1, 21-0615-SCD1, 21-0615-SCD2, 21-0615-SCD3 AND
21-0615-TMP1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Anderson:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests on 15.69 acres located on the northeast corner of Lake Mead Boulevard and Reverence Parkway (APN 137-14-715-038), P-C (Planned Community) Zone, Ward 4 (Anthony).

- **21-0615-MOD1** - MAJOR MODIFICATION - FROM: MF2 (MEDIUM DENSITY MULTI-FAMILY) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT)
- **21-0615-SCD1** - SUMMERLIN MAJOR DEVIATION - LOT 11 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- **21-0615-SCD2** - SUMMERLIN MAJOR DEVIATION - LOT 12 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- **21-0615-SCD3** - SUMMERLIN MAJOR DEVIATION - LOT 31 - TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- **21-0615-TMP1** - TENTATIVE MAP - SUMMERLIN VILLAGE 26 PARCEL L - FOR A 173-LOT SINGLE FAMILY RESIDENTIAL (ATTACHED) SUBDIVISION

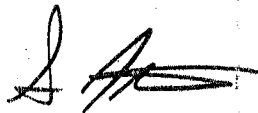
This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

Mr. Brenin Anderson
PN II, Inc.
21-0615-MOD1, 21-0615-SCD1, 21-0615-SCD2, 21-0615-SCD3 AND 21-0615-TMP1
Page Two
January 6, 2022

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Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Ms. Jennifer Veras
GWC, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



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January 6, 2022

Mr. Dan Bhanabhai
FAEC Holdings, Wurrulla, LLC
450 Fremont Street, Suite #285
Las Vegas, Nevada 89101

RE: 21-0619-SUP1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Bhanabhai:

The Las Vegas City Council at its regular meeting on **January 19, 2022** as referred to above, will consider the following Land Use Entitlement project request FOR A PROPOSED 10,407 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION TO A SIMILAR USE, A 1,214-FOOT DISTANCE SEPARATION TO A CHURCH/HOUSE OF WORSHIP, AND A 1,342-FOOT DISTANCE SEPARATION TO A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Harry Mohny
Cat's Meow Las Vegas
450 Fremont Street, Suite #201
Las Vegas, Nevada 89101

Ms. Lora Dreja
Brown, Brown & Premsrirut
520 South 4th Street
Las Vegas, Nevada 89101



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January 6, 2022

Mr. Justo Satardy
9983 Desert Alcove Road
Las Vegas, Nevada 89178

RE: 21-0622-ZON1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Satardy:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.17 acres at 148 North Lamb Boulevard (APN 140-32-310-009), Ward 3 (Diaz).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Guillermo Sataray
Fresh General Services, LLC
7318 West Le Baron Avenue
Las Vegas, Nevada 89178



**LAS VEGAS
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January 6, 2022

Mr. Michael J. Dean
Lindell Living, LLC
5055 West Patrick Lane, Suite #101
Las Vegas, Nevada 89118

**RE: 21-0636-VAR1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Dean:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request TO ALLOW A PROPOSED 70 SQUARE-FOOT WALL SIGN WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED on 4.62 acres at 1230 Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Chris Kaempfer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



**LAS VEGAS
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January 6, 2022

Mr. Sam Ventura
Mr. Sandro Veras
SVS Properties LTD, LLC
5528 South Fort Apache Road
Las Vegas, Nevada 89148

RE: 21-0646, 21-0646-ZON1, 21-0646-VAR1, 21-0646-SUP1 AND 21-0646-SDR1

CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Messers Ventura and Veras:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests on 1.46 acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz).

- **21-0646-ZON1** - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)
- **21-0646-VAR1** - VARIANCE - TO ALLOW 52 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 112 FEET IS REQUIRED
- **21-0646-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE
- **21-0646-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 400-UNIT, 98,537 SQUARE-FOOT, THREE-STORY MINI-STORAGE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

Mr. Sam Ventura
Mr. Sandro Veras
SVS Properties LTD, LLC
21-0646-ZON1, 21-0646-VAR1, 21-0646-SUP1 AND 21-0646-SDR1
Page Two
January 6, 2022

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Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. John Sullivan
Keampfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



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January 6, 2022

Mr. James Wilmot
205 S. Eleventh Street, LLC
1925 Village Center Circle, Suite #150
Las Vegas, Nevada 89134

RE: 21-0651-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Wilmot:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.15 acres at 205 South 11th Street (APN 139-34-712-109), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Craig Palacios
Bunnyfish Studio
208 South Maryland Parkway, Suite A
Las Vegas, Nevada 89101



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January 6, 2022

LVG #5, LLC
9550 South Eastern Avenue, Suite #253
Las Vegas, Nevada 89123

RE: 21-0659, 21-0659-VAR1, 21-0659-VAR2, 21-0659-SUP1 AND 21-0659-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Applicant:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests on 2.40 acres located at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-112-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

- **21-0659-VAR1** - VARIANCE - TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED
- **21-0659-VAR2** - VARIANCE - TO ALLOW NO LOADING ZONE SPACE WHERE ONE IS REQUIRED
- **21-0659-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 3,535 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 292-FOOT SEPARATION FROM AN EXISTING CHURCH/HOUSE OF WORSHIP AND SCHOOL WHERE 400 FEET IS REQUIRED
- **21-0659-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,535 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE WITH FUEL PUMPS] WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

LVG #5, LLC

21-0659-VAR1, 21-0659-VAR2, 21-0659-SUP1 AND 21-0659-SDR1

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January 6, 2022

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The City Council requires that you or your representative be present at this meeting.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: LVG #5 LLC
217 Garrison Crescent
Saskatoon, Saskatchewan
Canada S7N 1A2

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

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Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

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JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

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January 6, 2022

Ms. Angela Berliner
SAW, LLC
434 Wedgewood Drive
Henderson, Nevada 89014

**RE: 21-0671-ZON1, 21-0671-VAR1, 21-0671-VAR2, 21-0671-VAR3,
21-0671-VAC1 AND 21-0671-TMP1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Ms. Berliner:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests on 2.14 acres on the north side of Gilmore Avenue approximately 310 feet west of Campbell Road (APN 138-08-101-030), Ward 4 (Anthony).

- **21-0671-ZON1** - REZONING - FROM: U (UNDEVELOPED) [ML (MEDIUM-LOW DENSITY RESIDENTIAL)] TO: R-CL (SINGLE FAMILY COMPACT-LOT)
- **21-0671-VAR1** - VARIANCE - TO ALLOW 10-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED FOR A RESIDENTIAL SUBDIVISION PERIMETER WALL
- **21-0671-VAR2** - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED FOR LOT #1
- **21-0671-VAR3** - VARIANCE - TO ALLOW A FIVE-FOOT CORNER YARD SETBACK WHERE 10 FEET IS REQUIRED AND A SETBACK COMBINATION OF EIGHT FEET WHERE 15 FEET IS REQUIRED ON LOT #18
- **21-0671-VAC1** - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS
- **21-0671-TMP1** - TENTATIVE MAP - SIGNATURE HOMES GILMORE 2.14 - FOR A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Ms. Angela Berliner
SAW, LLC
21-0671-ZON1, 21-0671-VAR1, 21-0671-VAR2, 21-0671-VAR3, 21-0671-VAC1
AND 21-0671-TMP1
Page Two
January 6, 2022

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The City Council requires that you or your representative be present at this meeting.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Rick Barron / Henry Moradi
Signature Homes / A&A III LLC
801 South Rancho Drive, Suite E-4
Las Vegas, Nevada 89106

Ms. Sonia Macias
Thomson Consulting Engineers
7080 La Cienega Street, Suite #100
Las Vegas, Nevada 89119



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

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Mayor Pro Tem

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JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

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January 6, 2022

Mr. Larry L. Sayers
Talon Homes, Inc.
5430 South Cameron Street, Suite #103
Las Vegas, Nevada 89118

**RE: 21-0686-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Sayers:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request FOR A PROPOSED 24,067 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 1.79 acres at 1294 South Jones Boulevard (APN 163-01-110-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Steve Alba
Mr. Cesar Malaga
Muller Construction
2133 Industrial Road
Las Vegas, Nevada 89102

Mr. Dan Ballard
ethos | three Architecture
8985 South Eastern Avenue, Suite #220
Las Vegas, Nevada 89123



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

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Mayor Pro Tem

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JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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January 6, 2022

Mr. Todd Elwardt
1101 South 6th Street
Las Vegas, Nevada 89104

RE: 21-0689-VAR1

CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Elwardt:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request TO ALLOW A SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED at 1101 South 6th Street (APN 162-03-511-002), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
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City Manager

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January 6, 2022

JX Enterprises, LLC
1310 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: 21-0690-WVR1

CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Applicant:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request TO ALLOW 27 PARKING SPACES WHERE 53 SPACES ARE REQUIRED on 0.36 acres at 1312 East Charleston Boulevard (APN 162-02-110-006), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Create Me, LLC
9136 Wildflower Vista Avenue
Las Vegas, Nevada 89166

Mr. Nathaniel Taylor
Taylor Consulting Group, Inc.
8414 West Farm Road, Suite #180
Las Vegas, Nevada 89131



**LAS VEGAS
CITY COUNCIL**

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January 6, 2022

Mr. David Shaker
Spacemaker, LLC
214 North Wetherly Drive
Beverly Hills, California 90211

RE: 21-0694-SUP1 AND 21-0694-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Shaker:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider an Appeal of the Denial by the Planning Commission the following on Land Use Entitlement project requests on 0.32 acres on the east side of Las Vegas Boulevard, approximately 142 feet south of Bonneville Avenue (APN 139-34-310-054), C-2 (General Commercial) Zone, Ward 3 (Diaz). This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

- **21-0694-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 13,939 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE
- **21-0694-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR FOUR PROPOSED PRE-FABRICATED STRUCTURES CONSISTING OF A 520 SQUARE-FOOT BAR AND KITCHEN BUILDING, TWO 160-SQUARE-FOOT RESTROOM BUILDINGS, AND A 800 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN DEVELOPMENT STANDARDS

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, January 13, 2022* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Ms. Neecole Cockerham
Stella Georgia, LLC
7932 Aviano Pines Avenue
Las Vegas, Nevada 89129



**LAS VEGAS
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January 6, 2022

Mr. Alex Fisch
Symphony Park Vegas C, LLC
3990 Hillsboro Pike, Suite #400
Nashville, Tennessee 37215

RE: 21-0705-VAC1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Fisch:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project request on a Petition TO VACATE PUBLIC RIGHT-OF-WAY ON WEST BRIDGER AVENUE BETWEEN GRAND CENTRAL PARKWAY AND PROMENADE PLACE, AND A PORTION OF PUBLIC RIGHT-OF-WAY ON THE EAST SIDE OF GRAND CENTRL PARKWAY SOUTH OF WEST BRIDGER AVENUE, Ward 5 (Crear).

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on *Thursday, January 13, 2022* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Alex Woddin
1225 17th Street, Suite #2420
Denver, Colorado 80202



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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January 6, 2022

Mr. Larry Bertsch
Main Street Investments III, LLC
Receivership Estate
265 East Warm Springs Road, Suite #104
Las Vegas, Nevada 89119

RE: 21-0763-EOT1 AND 21-0763-EOT2
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Bertsch:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests 0.46 acres at 1311 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

- **21-0763-EOT1** - SECOND EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-66544) FOR A PROPOSED DRIVE-THROUGH
- **21-0763-EOT2** - SECOND EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-66545) FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS

This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, January 13, 2022* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Ryan Arnold
ARC Consulting
11700 West Charleston Boulevard, Suite #170-787
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

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CEDRIC CREAR

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City Manager

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January 6, 2022

Mr. Fred Solis, AICP
City of Las Vegas
Department of Planning
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101

**RE: 21-0771-DIR1 AND 21-0771-DIR2
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Solis:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests for AN AMENDMENT TO THE AMENDED AND RESTATED SUNSTONE PARKS AGREEMENT (EXHIBIT D) OF THE AMENDED AND RESTATED SUNSTONE DEVELOPMENT AGREEMENT on approximately 629 acres at the southwest corner of Moccasin Road and N Skye Canyon Park Drive (APNs Multiple), Ward 6 (Fiore). This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

- **21-0771-DIR1** - DIRECTOR'S BUSINESS - FOR AN AMENDMENT TO THE AMENDED AND RESTATED SUNSTONE PARKS AGREEMENT (EXHIBIT D) OF THE AMENDED AND RESTATED SUNSTONE DEVELOPMENT AGREEMENT FOR THE INCLUSION OF A LIMITED ASSIGNMENT AGREEMENT AND SAID AGREEMENT FOR PARK 3
- **21-0771-DIR2** - DIRECTOR'S BUSINESS - FOR A LIMITED ASSIGNMENT AGREEMENT BETWEEN SC EASTLAND, LLC AND SHS CLUB OWNER, LLC FOR THE ASSIGNMENT OF PARK 3 OF THE AMENDED AND RESTATED SUNSTONE PARKS AGREEMENT (EXHIBIT D) OF THE AMENDED AND RESTATED SUNSTONE DEVELOPMENT AGREEMENT

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The City Council requires that you or your representative be present at this meeting.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb



**LAS VEGAS
CITY COUNCIL**

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VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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January 6, 2022

Mr. George Varhelyi
SK USA, LLC
7345 South Durango Drive, Suite #B107-140
Las Vegas, Nevada 89113

**RE: 21-0785-EOT1, 21-0785-EOT2 AND 21-0785-EOT3
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Varhelyi:

The Las Vegas City Council at its regular meeting on *January 19, 2022* as referred to above, will consider the following Land Use Entitlement project requests on 2.14 acres at 4414 Bonanza Road (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear).

- **21-0785-EOT1** - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-77907) TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 4-FOOT CORNER SIDE-YARD SETBACK WHERE 5 FEET IS REQUIRED
- **21-0785-EOT2** - EXTENSION OF TIME - VARIANCE - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-77908) TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED, A 25-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM ALLOWED, A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS REQUIRED
- **21-0785-EOT3** - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-77909) FOR A PROPOSED NINE-UNIT DUPLEX AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

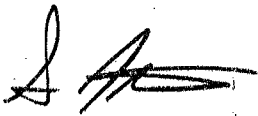
This meeting will be held at 9:30 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

Mr. George Varhelyi
SK USA, LLC
21-0785-EOT1, 21-0785-EOT2, AND 21-0785-EOT3
Page Two
January 6, 2022

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, January 13, 2022** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Osaba Meiszburger
SK USA, LLC
7345 South Durango Drive, Suite #B107-140
Las Vegas, Nevada 89113