



**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

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711 | TTY



cityoflasvegas  
lasvegasnevada.gov

April 8, 2021

Mr. Phillip H. Davis  
10450 West Cheyenne Avenue, Suite #130  
Las Vegas, Nevada 89129

**RE: ABEYANCE - 20-0102-GPA1 AND 20-0102-ZON1  
CITY COUNCIL MEETING OF APRIL 7, 2021**

Dear Mr. Davis:

The City Council at a regular meeting held on **April 7, 2021** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on a portion of 5.00 acres located on the south side of Inyo Avenue, approximately 90 feet west of Bristle Falls Street (APN 125-19-301-012), Ward 6 (Fiore).

- **20-0102-GPA1** - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL).
- **20-0102-ZON1** - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL).

This item will be considered by the City Council on **May 19, 2021** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:00 A.M. **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,

Peter Lowenstein, AICP  
Deputy Planning Director  
Department of Planning

PL:clb

cc: Ms. Brittany Megrath  
M Square Commercial  
10450 West Cheyenne Avenue, Suite #130  
Las Vegas, Nevada 89129



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April 8, 2021

Mr. Mark Delmedico  
10361 Adrianna Avenue  
Las Vegas, Nevada 89129

**RE: ABEYANCE - 20-0306-VAR1  
CITY COUNCIL MEETING OF APRIL 7, 2021**

Dear Mr. Delmedico:

The City Council at a regular meeting held on **April 7, 2021** voted to **APPROVE** the following Land Use Entitlement project request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 207 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.06 acres at 10361 Adrianna Avenue (APN 137-12-513-041), PD (Planned Development) Zone, Ward 4 (Anthony).

This approval is subject to the following conditions:

**Planning**

1. Conformance to the approved conditions for Site Development Plan Review (SDR-1912) and Review of Condition (ROC-3669), except where amended herein.
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 Department of Building and Safety.
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 April 8, 2021.

Sincerely,

Peter Lowenstein, AICP  
Deputy Planning Director  
Department of Planning

PL:clb

cc: Mr. Matthew Lane  
3310 South Valley View Boulevard  
Las Vegas, Nevada 89102