



**LAS VEGAS
CITY COUNCIL**

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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
702.229.6301 | VOICE
702.464.2545 | FAX
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cityoflasvegas
lasvegasnevada.gov

May 6, 2021

Mr. Clement Zirolì, Jr.
Diamond Creek Holdings
2764 Lake Sahara Drive, Suite #115
Las Vegas, Nevada 89117

**RE: 20-0384-SUP1, 20-0384-SUP2 AND 20-0384-SDR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Zirolì:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project requests on 2.54 acres at 6909 West Charleston Boulevard (APN 163-03-501-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

- **20-0384-SUP1** - SPECIAL USE PERMIT - FOR A RECREATIONAL VEHICLE AND BOAT STORAGE USE.
- **20-0384-SUP2** - SPECIAL USE PERMIT - FOR A MINI-STORAGE FACILITY USE.
- **20-0384-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A 281-UNIT, TWO STORY, 82,100 SQUARE-FOOT RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A WAIVER OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, May 13, 2021** 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 Las Vegas 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



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May 6, 2021

Mr. Tom Stull
Pacific Classic, LLC
5699 Happy Canyon Road
Santa Ynez, California 93460

**RE: 21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 AND 21-0015-SDR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Stull:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project requests on 17.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 017, 018 and 019), U (Undeveloped) [PCD (Planned Community Development)] and C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

- **21-0015-GPA1** - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL), (APN 126-01-801-017).
- **21-0015-ZON1** - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATIONS] TO: C-1 (LIMITED COMMERCIAL), (APN 126-01-801-017).
- **21-0015-VAC1** - VACATION - Petition TO VACATE PUBLIC RIGHT-OF-WAY generally located north of Iron Mountain Road, 345 feet west of Skye Village Road.
- **21-0015-SDR1** - SITE DEVELOPMENT PLAN REVIEW - for a Major Amendment to a previously approved Site Development Plan Review (SDR-77387) FOR A PROPOSED 53,039 SQUARE-FOOT FLOOR AREA ADDITION, BUILDING RELOCATION AND PARKING LOT RECONFIGURATION FOR A 161,623 SQUARE-FOOT SHOPPING CENTER WITH A WAIVER TO NOT ORIENT THE BUILDINGS TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED.

Mr. Tom Stull

Pacific Classic, LLC

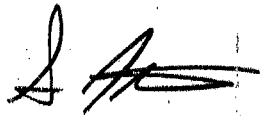
21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 and 21-0015-SDR1 - Page Two

May 6, 2021

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The Las Vegas 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. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



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May 6, 2021

Mr. Efraim Balizan
Greystone Nevada, LLC
9275 West Russell Road, Suite #400
Las Vegas, Nevada 89148

RE: 21-0047-VAC1
CITY COUNCIL MEETING OF MAY 19, 2021

Dear Mr. Balizan:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project request for a petition TO VACATE PUBLIC SEWER AND DRAINAGE EASEMENTS generally located on the northwest corner of OHare Road and N Skye Canyon Park Drive (APNs 125-06-710-002 and 003), Ward 6 (Fiore).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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. Efraim Balizan
Lennar
9275 West Russell Road, Suite #400
Las Vegas, Nevada 89148

Mr. Mark Sokolowski
Kimley Horn
6671 Las Vegas Boulevard South, Suite #320
Las Vegas, Nevada 89119



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May 6, 2021

Mr. Mike Janssen
Executive Director of Infrastructure
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: 21-0075-GPA1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Janssen:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project request FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS MAP TO ADD MULTIPLE STREET ALIGNMENTS in the area bound by Iron Mountain Road on the south, Hualapai Way and Oso Blanca Road on the East, Moccasin Road on the North and Witch Mountain Street on the West, Ward 6 (Fiore).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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. Greg McDermott
City of Las Vegas
Department of Public Works
495 South Main Street
Las Vegas, Nevada 89101



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May 6, 2021

Mr. Crown Castle
Archland Property I LLC
c/o McDonalds Corp 27-0192
P.O. Box 182571
Columbus, Ohio 43218

RE: 21-0077-SUP1
CITY COUNCIL MEETING OF MAY 19, 2021

Dear Mr. Castle:

The Las Vegas City Council at its regular meeting on *May 19, 2021* as referred to above will consider the following Land Use Entitlement project request FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN Use at 6360 West Charleston Boulevard (APN 138-35-403-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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. Crown Castle
T-Mobile
200 Spectrum Center Drive
Irvine, California 92618

Ms. Gwendolyn Fischer
Mr. Crown Castle as Agent for TMO
200 Spectrum Center Drive
Irvine, California 92618



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May 6, 2021

Mr. Emil Khalili
Highland Industrial Park, LLC
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

**RE: 21-0080-VAR1 AND 21-0080-SDR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Khalili:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project requests on 8.16 acres at 2901 Highland Drive (APNs Multiple), M (Industrial) Zone, Ward 1 (Knudsen).

- **21-0080-VAR1** - VARIANCE - TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED.
- **21-0080-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,745 SQUARE-FOOT BUILDING EXPANSION TO AN EXISTING INDUSTRIAL PARK DEVELOPMENT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

This meeting will be held at 9:00 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: Ms. Hailey Shinton
ACG Design
4310 Cameron Street, Suite #12-A
Las Vegas, Nevada 89103



**LAS VEGAS
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May 6, 2021

Mr. Robert Black, Sr.
ESS Prisa, LLC
Lorenzi Billboard, LLC
10777 West Twain Avenue, Suite #120
Las Vegas, Nevada 89135

**RE: 21-0108-RQR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Black:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above, will consider a Required Review of an approved Variance (V-0086-95) WHICH ALLOWED AN OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 55 FEET, AND ALLOWED THE SIGN TO BE 150 FEET FROM RESIDENTIAL ZONING DISTRICT WHERE 300 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED at 1399 North Rainbow Boulevard (APN 138-27-502-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

This meeting will be held at 9:00 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. Robert Black Sr.
Lorenzi Billboard, LLC
10777 West Twain Avenue, Suite #120
Las Vegas, Nevada 89135

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



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May 6, 2021

Mr. Alan Riekki
City of Las Vegas
Department of Public Works – Survey Division
495 South Main Street, 5th Floor
Las Vegas, Nevada 89101

RE: 21-0112-VAC1
CITY COUNCIL MEETING OF MAY 19, 2021

Dear Mr. Riekki:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project request for a petition TO VACATE PUBLIC RIGHT-OF-WAY generally located on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Crear).

This meeting will be held at 9:00 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



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May 6, 2021

Mr. Tim Parks
City of Las Vegas
Department of Public Works
495 South Main Street, 5th Floor
Las Vegas, Nevada 89101

RE: 21-0118-VAC1
CITY COUNCIL MEETING OF MAY 19, 2021

Dear Mr. Parks:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project request for a petition TO VACATE PUBLIC SEWER EASEMENTS on 3.79 acres at the southern corner of Oso Blanca Road and Deer Springs Way (APN 125-21-301-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

This meeting will be held at 9:00 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



**LAS VEGAS
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May 6, 2021

MS Northern Land Company LLC
1215 South Fort Apache Road, Suite #120
North Las Vegas, Nevada 89117

**RE: 21-0120-GPA1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Applicant:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project request TO REMOVE A TOWN CENTER ARTERIAL TRAIL ALIGNMENT BETWEEN DEER SPRINGS WAY AND MONTECITO PARKWAY FROM MAP 8 OF THE 2020 MASTER PLAN TRAILS ELEMENT, Ward 6 (Fiore).

This meeting will be held at 9:00 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. Fred Solis
City of Las Vegas
Department of Planning
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101



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May 6, 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 MAY 19, 2021**

Dear Mr. Davis:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above, will consider 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 meeting will be held at 9:00 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: Ms. Brittany Megrath
M Square Commercial
10450 West Cheyenne Avenue, Suite #130
Las Vegas, Nevada 89129



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May 6, 2021

Ms. Brittany Megrath
Exit 215 LLC
10450 West Cheyenne Avenue, Suite #130
Las Vegas, Nevada 89129

**RE: 21-0082-VAR1 AND 21-0082-SDR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Ms. Megrath:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider 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), R-E (Residence Estates) [Proposed: R-3 (Medium Density Residential)] Zone, Ward 6 (Fiore).

- **21-0082-VAR1** - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 117 FEET IS REQUIRED.
- **21-0082-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 24-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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
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

May 6, 2021

Mr. Jonathan Levine
JTL Holding, LLC
2801 East Camelback Road, Suite #470
Phoenix, Arizona 85016

**RE: ABEYANCE ITEM - 20-0284-VAR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Levine:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above, will consider the Appeal of the Denial of the Planning Commission on a Land Use Entitlement project request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING OFF-PREMISE SIGN FROM 35 FEET TO 50 FEET at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This meeting will be held at 9:00 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, May 13, 2021** 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. Tom LeClair
American Outdoor
2801 East Camelback Road, Suite #470
Phoenix, Arizona 85016

Mr. Donovan Jones
Jones Media, LLC
4145 West Teco Avenue
Las Vegas, Nevada 89118



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

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May 6, 2021

Ms. Laura Lychock
C-SWDE348, LLC
3041 West Horizon Ridge Parkway, Suite #155
Henderson, Nevada 89052

**RE: 20-0344-GPA1 AND 20-0344-ZON1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Ms. Lychock:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project requests on 44.52 acres on the west side of the Rainbow Boulevard alignment, approximately 6,900 feet north of Horse Drive (APN 125-03-501-001), Ward 6 (Fiore).

- **20-0344-GPA1** - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL).
- **20-0344-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (SINGLE FAMILY RESIDENTIAL SMALL LOT).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

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City Manager

DEPARTMENT OF PLANNING

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May 6, 2021

Ms. Christine Flores
Centennial Rainbow, LP
6415 South Tenaya Way, Suite #105
Las Vegas, Nevada 89113

**RE: 20-0357-GPA1, 20-0357-ZON1, 20-0357-VAR1, 20-0357-VAR2, 20-0357-SUP1 AND 20-0357-SDR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Ms. Flores:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project requests on 2.83 acres at 6298 North Rainbow Boulevard (APN 125-26-101-004), Ward 6 (Fiore).

- **20-0357-GPA1** - GENERAL PLAN AMENDMENT - FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: SC (SERVICE COMMERCIAL).
- **20-0357-ZON1** - REZONING - FROM: U (UNDEVELOPED) TO: C-1 (LIMITED COMMERCIAL).
- **20-0357-VAR1** - VARIANCE - TO ALLOW ZERO PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED.
- **20-0357-VAR2** - VARIANCE - TO ALLOW ZERO PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED.
- **20-0357-SUP1** - SPECIAL USE PERMIT - FOR A RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW STORAGE WITHIN THE REQUIRED SETBACK OR BUFFER AREA AND TO ALLOW THE STORAGE AREA BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE.
- **20-0357-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

Ms. Christine Flores
Centennial Rainbow, LP
20-0357-GPA1, 20-0357-ZON1, 20-0357-VAR1, 20-0357-VAR2, 20-0357-SUP1 and 20-0357-SDR1 - page Two
May 6, 2021

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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. James P. Smith
JJMS LTD
9159 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147



**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

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May 6, 2021

Mr. Roy Cruz
R C I P Series VIII, LLC
3808 Melody Lane
Las Vegas, Nevada 89108

**RE: 21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Cruz:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project requests on 0.80 acres at 3808 Melody Lane (APN 139-19-704-015), C-2 (General Commercial) Zone, Ward 5 (Crear).

- **21-0013-VAR1** - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.
- **21-0013-VAR2** - VARIANCE - TO ALLOW NINE PARKING SPACES WHERE 21 ARE REQUIRED.
- **21-0013-SDR1** - SITE DEVELOPMENT PLAN REVIEW - For a Major Amendment to previously approved Site Development Plan Reviews (SDR-76117) and (SDR-66658) FOR A PROPOSED 3,039 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT, PLAIN BUILDING WALLS WHERE SUCH IS NOT ALLOWED.

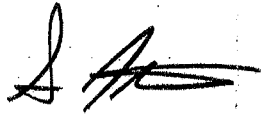
This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, May 13, 2021** 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.

Mr. Roy Cruz
R C I P Series VIII, LLC
21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1 - Page Two
May 6, 2021

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

Sincerely,

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

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
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

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3RD FLOOR

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May 6, 2021

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

**RE: 21-0029-GPA1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Velotta:

The Las Vegas City Council at its regular meeting on May 19, 2021 as referred to above will consider the following Land Use Entitlement project request TO ADOPT THE CITY OF LAS VEGAS 2050 MASTER PLAN AND AMEND THE CITY OF LAS VEGAS GENERAL PLAN FROM: VARIOUS CATEGORIES TO: TOD-1 (TRANSIT ORIENTED DEVELOPMENT-1), TOD-2 (TRANSIT ORIENTED DEVELOPMENT-2), TOC-1 (TRANSIT ORIENTED CORRIDOR-1), TOC-2 (TRANSIT ORIENTED CORRIDOR-2), OR NMUX (NEIGHBORHOOD CENTER MIXED USE) WITHIN THE CITY OF LAS VEGAS (Multiple APNs), All Wards.

This meeting will be held at 9:00 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



**LAS VEGAS
CITY COUNCIL**

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Mayor

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Mayor Pro Tem

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City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
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lasvegasnevada.gov

May 6, 2021

Wells Cargo, Inc.
10191 Park Run Drive
Las Vegas, Nevada 89145

**RE: 21-0045-GPA1, 21-0045-ZON1, 21-0045-VAR1 AND 21-0045-SDR1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Applicant:

The Las Vegas City Council at its regular meeting on May 19, 2021 as referred to above will consider the following Land Use Entitlement project requests on 9.54 acres on the southeast corner of Vegas Drive and Rainbow Boulevard (APN 138-26-110-001), Ward 1 (Knudsen).

- **21-0045-GPA1** - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL), M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL)
THE REQUEST WAS AMENDED AT PLANNING COMMISSION TO: M (MEDIUM DENSITY RESIDENTIAL)
- **21-0045-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL).
THE REQUEST WAS AMENDED AT PLANNING COMMISSION TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
- **21-0045-VAR1** - VARIANCE - TO ALLOW AN 85-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 117 FEET IS REQUIRED.
- **21-0045-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 240-UNIT, THREE-STORY MULTI-FAMILY DEVELOPMENT.

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

Wells Cargo, Inc.

21-0045-GPA1, 21-0045-ZON1, 21-0045-VAR1 and 21-0045-SDR1 - page Two
May 6, 2021

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The Las Vegas 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. Mike Ochoa
Ochoa Development Corp
901 North Green Valley Parkway, Suite #130
Henderson, Nevada 89074

Mr. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



**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

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LAS VEGAS, NV 89101
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May 6, 2021

Northland, LLC
11411 Southern Highlands Parkway, Suite # 300
Las Vegas, Nevada 89141

**RE: 21-0046-SNC1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Applicant:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project request
FROM: TEE PEE LANE TO: ERIK LLOYD STREET generally located on Tee Pee Lane street alignment between Iron Mountain Road and Brent Lane, Ward 6 (Fiore).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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. Dave Cornoyer
Lennar Homes
9275 West Russell Road, Suite #400
Las Vegas, Nevada 89148

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



**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

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LAS VEGAS, NV 89101

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lasvegasnevada.gov

May 6, 2021

Mr. Levi Parker
International, LLC
4470 North Grand Canyon Drive
Las Vegas, Nevada 89129

**RE: 21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 AND
21-0064-TMP1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Parker:

The Las Vegas City Council at its regular meeting on *May 19, 2021* as referred to above will consider the following Land Use Entitlement project requests on 20.63 acres at the southwest corner of La Mancha Avenue and Gaisford Street (APNs 126-36-101-001, 002 and 126-25-401-007 and 008), Ward 6 (Fiore).

- **21-0064-GPA1** - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL).
- **21-0064-ZON1** - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT).
- **21-0064-VAR1** - VARIANCE - TO ALLOW STUB STREETS WHERE CUL-DE-SACS ARE REQUIRED.
- **21-0064-VAC1** - VACATION - Petition TO VACATE U.S. GOVERNMENT PATENT EASEMENTS generally located north of Ann Road, west of Gaisford Street, east of the Puli Road alignment and south of La Mancha Avenue.
- **21-0064-TMP1** - TENTATIVE MAP - MONTALADO NORTH - FOR A PROPOSED 159-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

NOTE: THE REQUEST WAS AMENDED AT PLANNING COMMISSION FOR A PROPOSED 148-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

Mr. Levi Parker
International, LLC
21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 and 21-0064-TMP1 -
page Two
May 6, 2021

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The Las Vegas 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. Paul Chao
KB Home
5795 West Badura Avenue, Suite #180
Las Vegas, Nevada 89118

Mr. Mark Bangan
The WLB Group, Inc.
3663 East Sunset Road, Suite #204
Las Vegas, Nevada 89120



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
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BRIAN KNUDSEN
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JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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LAS VEGAS, NV 89101

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May 6, 2021

Kwon James Taejoon & Sophia Myungsim
4035 South Tenaya Way, Suite #200
Las Vegas, Nevada 89147

**RE: 21-0091-SUP1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Applicant:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project request FOR A PROPOSED 3,905 SQUARE-FOOT CANNABIS DISPENSARY USE at 1437 North Jones Boulevard (APN 138-26-515-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

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The Las Vegas 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: Klaris Terteryan
7263 Summer Duck Way
North Las Vegas, Nevada 89128

Mr. Curt Carlson
250 Peak Drive, Suite #216
Las Vegas, Nevada 89128