



**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  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

June 3, 2021

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

**RE: ABEYANCE - 21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 AND  
21-0015-SDR1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Mr. Stull:

The City Council at a regular meeting held on **June 2, 2021** voted to **APPROVE** 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).

- **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.

**21-0015-GPA1** and **21-0015-ZON1** approvals are subject to no conditions:

Mr. Tom Stull

Pacific Classic, LLC

ABEYANCE - 21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 and 21-0015-SDR1

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June 3, 2021

**21-0115-VAC1** approval is subject to the following conditions:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The limits of this Petition of Vacation shall be the existing 30-feet of right-of-way on Ruffian Street, north of Iron Mountain Road and the existing 30-feet of right-of-way on Radley Avenue, east of Ruffian Street.
4. This Order of Vacation shall record immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 20-0015-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot-wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

Mr. Tom Stull

Pacific Classic, LLC

ABEYANCE - 21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 and 21-0015-SDR1

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June 3, 2021

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**21-0015-SDR1** approval is subject to the following conditions:

**Planning**

1. Prior approvals of Site Development Plan Review (SDR-77387) and Site Development Plan Review (SDR-78659) are hereby expunged.
2. Approval of a General Plan Amendment (20-0015-GPA1) and Rezoning (20-0015-ZON1) and approval of and conformance to the Conditions of Approval for Petition to Vacate (20-0051-VAC1) shall be required, if approved.
3. Conformance to the approved conditions for Special Use Permit (SUP-77385), Special Use Permit (SUP-77386), and Special Use Permit (SUP-78660).
4. 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.
5. All development shall be in conformance with the building elevations, date stamped on 01/25/21, and site plan and landscape plan, date stamped on 04/01/21, except as amended by conditions herein.
6. A Waiver from Title 19.08 is hereby approved, to not orient the buildings to the corner of the street frontage where such is required for buildings on corner lots.
7. An Exception from Title 19.08 is hereby approved, to allow 49 trees where 52 are required within the northern perimeter landscape buffer.
8. An Exception from Title 19.08 is hereby approved, to allow 49 trees where 51 are required within the western perimeter landscape buffer.
9. 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.

Mr. Tom Stull

Pacific Classic, LLC

ABEYANCE - 21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 and 21-0015-SDR1

Page Four

June 3, 2021

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

18. Prior to the issuance of permits, dedicate 40 feet for Iron Mountain Road, 40 feet for Skye Village Road, the appropriate right-of-way for dual left turn lanes per Standard Drawing 201.1, a bus turnout/deceleration lane on Iron Mountain Road, a right turn lane on Skye Village Road, and right turn lanes for driveways on Skye Village Road unless the approved Traffic Impact Analysis specifically states right turn lanes on Skye Village Road is not required. Additionally, grant a Traffic Signal Chord Easement at the northwest corner of Iron Mountain Road and Skye Village Road. Also, dedicate appropriate right-of-way for a cul-de-sac to terminate Radley Avenue at the northwest corner of this site unless that segment of Radley Avenue is approved to be Vacated.
19. Concurrent with development, construct half-street improvements on Iron Mountain Road and Skye Village Road with appropriate overpaving and transition paving. Provide paved, legal access to this site prior to the issuance of any building permits. Additionally, construct traffic signal undergrounds at the northwest corner of Iron Mountain Road and Skye Village Road with turn lanes as required in the approved Traffic Impact Analysis. Construct the portion of the cul-de-sac for Radley Avenue at the northwest corner of this site if this segment of Radley Avenue is not vacated.
20. If not already constructed at the time of development, construct oversized sewer in Iron Mountain Road and Grand Canyon Drive from Oso Blanco Road/Drake Road and contact the Sanitary Sewer Section of the Department of Public Works to enter into an oversizing agreement to be reimbursed the cost difference between constructing an oversized sewer versus an 8-inch sewer.
21. Unless otherwise allowed by the City Engineer, construct a sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with the development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Tom Stull

Pacific Classic, LLC

ABEYANCE - 21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 and 21-0015-SDR1

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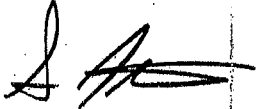
June 3, 2021

23. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
24. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

Mr. Tom Stull  
Pacific Classic, LLC  
ABEYANCE - 21-0015-GPA1, 21-0015-ZON1, 21-0015-VAC1 and 21-0015-SDR1  
Page Seven  
June 3, 2021

The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2021.

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

OLIVIA DIAZ

JORGE CERVANTES  
City Manager

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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June 3, 2021

Ms. Kathleen Trenberth  
Primrose Properties, Inc.  
6424 Gladiolus Court  
Las Vegas, Nevada 89108

**RE: ABEYANCE - 20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 AND 20-0300-SUP1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Ms. Trenberth:

The City Council at a regular meeting held on *June 2, 2021* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear). The Council wanted to provide the applicant with an opportunity to submit a Traffic Impact Study to the Department of Public Works for review and approval.

- **20-0300-GPA1** - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL)
- **20-0300-ZON1** - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL)
- **20-0300-VAR1** - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED.
- **20-0300-SUP1** - SPECIAL USE PERMIT - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 22 PARKING SPACES WHERE 24 ARE REQUIRED
- **20-0300-SDR1** - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING

Ms. Kathleen Trenberth  
Primrose Properties, Inc.  
20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1, 20-0300-SUP1, AND 20-0300-SDR1  
Page Two  
June 3, 2021

This item will be considered by the City Council on June 16, 2021 in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 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,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Gabriel Skerlinch or Brian Fike  
Cleveland Welter, LLC  
3690 Howard Hughes Parkway, Suite #150  
Las Vegas, Nevada 89169

Mr. John Carroll  
Carroll Design Collaborative  
1980 Festival Plaza Drive, Suite #450  
Las Vegas, Nevada 89135



**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF PLANNING

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DIRECTOR OF  
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June 3, 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 JUNE 2, 2021**

Dear Mr. Davis:

The City Council at a regular meeting held on **June 2, 2021** voted to **APPROVE** 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)

The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2021.

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



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

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June 3, 2021

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

**RE: ABEYANCE - 21-0082-VAR1 AND 21-0082-SDR1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Ms. Megrath:

The City Council at a regular meeting held on **June 2, 2021** voted to **APPROVE** 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.

**21-0082-VAR1** approval is subject to the following conditions:

**Planning**

1. Approval of General Plan Amendment (20-0102-GPA1) and Rezoning (20-0102-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0082-SDR1) shall be required, if approved.
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.

Ms. Brittany Megrath  
Exit 215, LLC  
21-0082-VAR1 and 21-0082-SDR1  
Page Two  
June 3, 2021

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.

**21-0082-SDR1** approval is subject to the following conditions:

**Planning**

1. Approval of General Plan Amendment (20-0102-GPA1) and Rezoning (20-0102-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0082-VAR1) shall be required, if approved.
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 development shall be in conformance with the site plan and landscape plan, date stamped 04/13/21 and building elevations, date stamped 04/29/21, except as amended by conditions herein.
4. The proposed handicap parking space shall be relocated to the southern parking area of the development.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

Ms. Brittany Megrath  
Exit 215, LLC  
21-0082-VAR1 and 21-0082-SDR1  
Page Three  
June 3, 2021

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

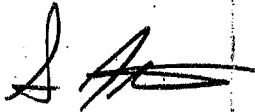
**Public Works**

10. Dedicate all incomplete right-of-way, including the remainder of the cul-de-sac bulb, prior to the issuance of any permits.
11. Concurrent with development, construct all incomplete improvements on Inyo Avenue.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. Coordinate with the City Engineer [Project Manager Anita Marquez (702) 229-6264] during design to insure that no private fences or structures are proposed within existing Bureau of Land Management Right-of-Way Grants. Direct pedestrian access from this site to the 215 Beltway Trail may be accommodated at the discretion of the City Engineer; such improvements, if proposed, shall be shown on approved construction drawings for this site.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Ms. Brittany Megrath  
Exit 215, LLC  
21-0082-VAR1 and 21-0082-SDR1  
Page Four  
June 3, 2021

The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2021.

Sincerely,

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

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb



**LAS VEGAS  
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June 3, 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 JUNE 2, 2021**

Dear Mr. Levine:

The City Council at a regular meeting held on **June 2, 2021** voted to **GRANT THE APPEAL** thereby approving the 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 approval is subject to the following conditions:

**Planning**

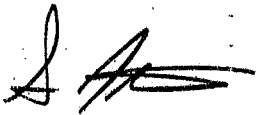
1. Conformance to the approved conditions for Special Use Permit (SUP-16947).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All 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.

Mr. Jonathan Levine  
JTL Holding, LLC  
20-0284-VAR1 – Page Two  
June 3, 2021

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 June 3, 2021.

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  
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City Manager

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COMMUNITY DEVELOPMENT

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lasvegasnevada.gov

June 3, 2021

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

**RE: ABEYANCE - 20-0344-GPA1 AND 20-0344-ZON1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Ms. Lychock:

The City Council at a regular meeting held on **June 2, 2021** voted to **HOLD IN ABEYANCE** 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 item will be considered by the City Council on **June 16, 2021** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 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,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb:nl

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

OLIVIA DIAZ

JORGE CERVANTES  
City Manager

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
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LAS VEGAS, NV 89101

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June 3, 2021

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

**RE: ABYEANCE - 20-0357-GPA1, 20-0357-ZON1, 20-0357-VAR1,  
20-0357-VAR2, 20-0357-SUP1 AND 20-0357-SDR1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Ms. Flores:

The City Council at a regular meeting held on **June 2, 2021** voted to **DENY** the following Land Use Entitlement project requests as the Council deems the project incompatible with the surrounding area 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  
June 3, 2021

The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2021.

Sincerely,

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

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

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VICTORIA SEAMAN  
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City Manager

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
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June 3, 2021

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

**RE: ABEYANCE - 21-0046-SNC1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Applicant:

The City Council at a regular meeting held on **June 2, 2021** voted to **APPROVE** 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 approval is subject to the following conditions:

**Planning**

1. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**Public Works**

2. The applicant shall be responsible for all costs related to this Street Name Change including modified signage and installation.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2021.

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  
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VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES  
City Manager

June 3, 2021

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

**RE: ABEYANCE - 21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 AND 21-0064-TMP1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Mr. Parker:

The City Council at a regular meeting held on **June 2, 2021** voted to **APPROVE** 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 **148-LOT** SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

**21-0064-GPA1** and **21-0064-ZON1** approvals are subject to no conditions:

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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LAS VEGAS, NV 89101

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**21-0064-VAR1** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0064-GPA1) and Rezoning (21-0064-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0064-TMP1) shall be required, if approved.
2. A Variance is hereby approved, to allow stub streets where cul-de-sacs are required.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0064-VAC1** approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located along the western 50-feet and the southern 30-feet of assessor parcel number 126-25-401-007 as granted by instrument #20180823:02379; The western 33-feet, the southern 33-feet, the eastern 33-feet and the northern 3-feet of assessor parcel number 126-25-401-008 as granted by instrument 351:310756; The western 50-feet and the northern 30-feet of assessor parcel number 126-36-101-001 as granted by instrument 20180823:02378; and the western 33-feet, the northern 33-feet and the eastern 33-feet of assessor parcel number 126-36-101-002 as granted by instrument 192:156780.

Mr. Levi Parker  
International, LLC

21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 and 21-0064-TMP1

Page Three

June 3, 2021

2. This Order of Relinquishment shall record immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0064-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. All development shall be in conformance with code requirements and design standards of all City Departments.
6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Relinquishment of Interest if a Patent Reservation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**21-0064-TMP1** approval is subject to the following conditions:

**Planning**

1. Approval of the Tentative Map is for 148-lots and shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of a General Plan Amendment (21-0064-GPA1) and Rezoning (21-0064-ZON1); and approval of and conformance to the Conditions of Approval for Variance (21-0064-VAR1) and Petition to vacate (21-0064-VAC1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A letter from Republic Services stating the stub streets will be serviced is required prior to the issuance of a building permit.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

Mr. Levi Parker  
International, LLC  
21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 and 21-0064-TMP1  
Page Four  
June 3, 2021

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

8. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 21-0064-VAC1, shall be recorded to eliminate the U.S. Government Patent Easement in conflict with this proposed site.
9. Dedicate 30-feet of right-of-way adjacent to this site for La Mancha Avenue and 50-feet of right-of-way for Ann Road.
10. Construct half-street improvements on La Mancha Avenue and Ann Road adjacent to this site including appropriate transition paving where legally able concurrent with development of this site. Sidewalk on Ann Road shall be detached from the curb, and an appropriate pedestrian easement granted for sidewalk outside of right-of-way. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Appropriate barricades and signage at the west end of these streets shall be shown on the construction drawings and constructed concurrent with development of this site.
11. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Submit a License Agreement for landscaping and private improvements in the Ann Road public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

Mr. Levi Parker  
International, LLC

21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 and 21-0064-TMP1

Page Five

June 3, 2021

13. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
14. Extend public sewer along the full frontage on La Mancha Avenue. Provide a Bureau of Land Management (BLM) Road, Drainage and Sewer easement across Assessor Parcel Number 126-25-401-020.
15. Provide a minimum 30-foot wide Public Sewer Easement across Common Element "A" from Private Street "D" to La Mancha Avenue. No landscaping taller than 3-feet shall be allowed within Public Sewer Easements.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building, grading permits or the recordation of a Final Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Mr. Levi Parker  
International, LLC

21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 and 21-0064-TMP1

Page Six

June 3, 2021

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2021.

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**

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DEPARTMENT OF PLANNING

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June 3, 2021

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

**RE: ABEYANCE - 21-0029-GPA1  
CITY COUNCIL MEETING OF JUNE 2, 2021**

Dear Mr. Velotta:

The City Council at a regular meeting held on **June 2, 2021** voted to **APPROVE** 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 NMXU (NEIGHBORHOOD CENTER MIXED USE) WITHIN THE CITY OF LAS VEGAS (Multiple APNs), All Wards.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2021.

Sincerely,

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb