



**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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cityoflasvegas
lasvegasnevada.gov

August 5, 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 AUGUST 4, 2021**

Dear Ms. Lychock:

The City Council at a regular meeting held on **August 4, 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 **September 1, 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. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135



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August 5, 2021

Mr. Patrick Bailey
5136 Lamajon Court
Las Vegas, Nevada 89108

**RE: ABEYANCE - 21-0231-VAR1
CITY COUNCIL MEETING OF AUGUST 4, 2021**

Dear Mr. Bailey:

The City Council at a regular meeting held on **August 4, 2021** voted to **APPROVE** a a Land Use Entitlement project request TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSPACE] THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING on 0.25 acres at 5136 Lamajon Court (APN 138-24-713-010), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow a proposed Accessory Structure (Class II) [Garage and Workspace] that is not aesthetically compatible with the principal dwelling.
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.

DEPARTMENT OF PLANNING

SETH T. FLOYD

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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 August 5, 2021.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Jason Maheu
652 Middlegate Road, Suite B
Henderson, Nevada 89011