



**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

**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

October 21, 2021

Shalom Bougamin  
ASD Group, LLC  
3722 South Las Vegas Boulevard, Unit 1903E  
Las Vegas, Nevada 89158

**RE: ABEYANCE - 21-0161-ZON1, 21-0161-VAR1, 21-0161-VAR2 AND 21-0161-SDR1  
CITY COUNCIL MEETING OF NOVEMBER 3, 2021**

Dear Applicant:

The Las Vegas City Council at its regular meeting on *November 3, 2021* as referred to above, will consider the following Land Use Entitlement project requests on 0.71 acres at the southwest corner of Owens Avenue and Henry Drive (APN 140-30-501-001), R-E (Residence Estates), Ward 3 (Diaz).

- **21-0161-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
- **21-0161-VAR1** - VARIANCE - TO ALLOW 23 PARKING SPACES WHERE 31 ARE REQUIRED
- **21-0161-VAR2** - VARIANCE - TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND SIX FEET IN BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED
- **21-0161-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16-UNIT, TWO-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT 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.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on *Thursday, October 28, 2021* at [www.lasvegasnevada.gov](http://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, 3<sup>rd</sup> 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: Jaime De La Vega  
6944 Erin Circle  
Las Vegas, Nevada 89145



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October 21, 2021

Mr. Elan Gold  
Gold LT RE, LLC #6  
6590 South Rainbow Boulevard, Suite #100  
Las Vegas, Nevada 89118

**RE: 21-0560-EOT1, 21-0560-EOT2, AND 21-0560-EOT3  
CITY COUNCIL MEETING OF NOVEMBER 3, 2021**

Dear Mr. Gold:

The Las Vegas City Council at its regular meeting on **November 3, 2021** as referred to above will consider the following Land Use Entitlement project requests on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

- 21-0560-EOT1 - EXTENSION OF TIME - VARIANCE - FOR THE FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76696) TO ALLOW 36 PARKING SPACES WHERE 65 ARE REQUIRED
- 21-0560-EOT2 - EXTENSION OF TIME - VARIANCE - FOR THE FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76697) TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED
- 21-0560-EOT3 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR THE FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76698) FOR A PROPOSED 7,632 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 1,400 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH LANE WITH WAIVERS TO ALLOW THE BUILDING NOT TO BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED; A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A 10-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED

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Sincerely,

Seth T. Floyd  
Director of Community Development  
Department of Planning

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