



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
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December 18, 2024

Jack Paripovich
3901 Leon Avenue
Las Vegas, Nevada 89130

RE: 24-0397 [GPA1, ZON1, AND SDR1]
CITY COUNCIL MEETING OF DECEMBER 18, 2024

Dear Applicant:

The City Council at a regular meeting held on *December 18, 2024* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 1.22 acres at the northeast corner of Duncan Drive and Leon Avenue (APN 138-12-110-033), Ward 5 (Crear). The Planning Commission (3-1-2 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL on 24-039-GPA1. The Planning Commission (3-1-2 vote) recommend APPROVAL on 24-0397-ZON1 and 24-0397-SDR1. Staff recommends DENIAL on the entire Land Use Entitlement project.

24-0397-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH)

24-0397-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-M (COMMERCIAL/INDUSTRIAL)

24-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,000 SQUARE-FOOT, TWO-STORY CONTRACTOR OFFICE AND STORAGE YARD DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER, BAY DOOR AND BUILDING ORIENTATION REQUIREMENTS

This item is scheduled to be heard again at the **January 15, 2025** City Council meeting which will be held at 9:30 AM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The City 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.

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Sincerely,

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

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

The Taylor Consulting Group – Molly / Nathan
8414 West Farm Road #180-211
Las Vegas, Nevada 89131