



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY

August 14, 2024

Sam Vafalar
Lords Plase LLC
73 30th Street
Las Vegas, NV 89101

**RE: 24-0064 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on August 13, 2024 voted to recommend **DENIAL** of the following Land Use Entitlement project requests on 0.26 acres at the southwest corner of Sunrise Avenue and 30th Street (APN 139-36-402-003), M (Industrial) Zone, Ward 3 (Diaz).

24-0064-VAR1 - VARIANCE - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; A PROPOSED NINE-FOOT TALL SOLID FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW A NINE-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED

24-0064-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 3,200 SQUARE-FOOT WAREHOUSE AND DISTRIBUTION DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS; A WAIVER TO ALLOW PROPOSED SERVICE BAY DOORS TO FACE PUBLIC RIGHTS-OF-WAY WHERE SUCH IS NOT ALLOWED; A WAIVER TO ALLOW THE PROPOSED WAREHOUSE AND DISTRIBUTION DEVELOPMENT TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTS WHERE SUCH IS REQUIRED; AND A WAIVER TO ALLOW A PROPOSED TRASH ENCLOSURE TO BE LOCATED TOWARDS THE STREET FRONT WHERE SUCH IS NOT ALLOWED

This item will be considered by the City Council on September 18, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **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.



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Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Ben Torrella
Designland PLLC
712 Maxley Court
Las Vegas, NV 89145