



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

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LAS VEGAS, NV 89101
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September 19, 2024

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

**RE: 24-0064 [VAR1 AND SDR1]
CITY COUNCIL MEETING OF SEPTEMBER 18, 2024**

Dear Applicant:

The City Council at a regular meeting held on *September 18, 2024* voted to **HOLD IN ABEYANCE** 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 **October 2, 2024** 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,

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:bp

cc:

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