



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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January 16, 2025

Jack Paripovich
3901 Leon Avenue
Las Vegas, Nevada 89130

RE: 24-0397 [GPA1, ZON1, SDR1]
CITY COUNCIL MEETING OF JANUARY 15, 2025

Dear Applicant:

The City Council at a regular meeting held on *January 15, 2025* voted to **DENY** 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 (Summers-Armstrong). 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 24-0397-GPA1. The Planning Commission (3-1-2 vote) recommends APPROVAL on 24-0397-ZON1 and 24-0397-SDR1. Staff recommends DENIAL on the entire Land Use Entitlement project.

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

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

24-0397-SDR1 - ABEYANCE ITEM - 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

The Notice of Final Action was filed with the Las Vegas City Clerk on January 16, 2025.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

The Taylor Consulting Group - Molly / Nathan
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Las Vegas, Nevada 89131