



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE  
SHONDRA  
SUMMERS-ARMSTRONG

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

August 13, 2025

Mike Chernine  
Alpine Village LLC  
1997 Cherry Creek Circle  
Las Vegas, Nevada 89135

**RE: 25-0091 [GPA1, ZON1, AND SDR1]  
PLANNING COMMISSION MEETING OF AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **August 12, 2025** voted to **HOLD IN ABEYANCE** of the following Land Use Entitlement project requests on 1.46 acres at the northwest corner of Kyle Canyon Road and Alpine Ridge Way (APN 126-01-301-016), Ward 6 (Brune).

**ABEYANCE - 25-0091-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)**

**ABEYANCE - 25-0091-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)**

**25-0091-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE STORY, 4,300 SQUARE-FOOT DENTAL OFFICE AND A ONE STORY, 2,500 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH**

This item is scheduled to be heard again at the **September 9, 2025** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Julie Margetich  
Kyle Canyon Covenant Group LLC  
2044 California Avenue  
Corona, California 92881