



**LAS VEGAS
CITY COUNCIL**

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CITY HALL
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LAS VEGAS, NV 89101
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October 15, 2025

Cory Peterson
Coleman Street LLC
3246 Coleman Street
Las Vegas, Nevada 89032

**RE: 25-0335 [GPA1, ZON1, AND SDR1]
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to recommend **DENIAL** of the following Land Use Entitlement project requests on 1.42 acres at the southwest corner of Ricky Road and Thom Boulevard (APNs 138-12-710-059 and 138-12-810-011), Ward 5 (Summers-Armstrong).

25-0335-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: LI-R (LIGHT INDUSTRIAL AND RESEARCH)


25-0335-ZON1 - REZONING - FROM: O (OFFICE) TO: C-M (COMMERCIAL / INDUSTRIAL)

25-0335-SDR1- SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 15,000 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD DEVELOPMENT WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This item will be considered by the City Council on **November 19, 2025**. 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.

25-0335 [GPA1, ZON1, AND SDR1] - Page Two
October 15, 2025

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:
Landon Christopherson
2885 East Quial Avenue
Las Vegas, Nevada 89120