



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING  
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cityoflasvegas  
lasvegasnevada.gov

January 7, 2021

Mr. Marlon Johnson  
4780 West Ann Road, Suite #5-432  
Las Vegas, Nevada 89131

**RE: 20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND  
20-0142-SDR1  
CITY COUNCIL MEETING OF JANUARY 20, 2021**

Dear Mr. Johnson:

The Las Vegas City Council at its regular meeting on January 20, 2021 as referred to above, will consider the following Land Use Entitlement project requests on 0.92 acres at southwest corner of Mountain Trail and Sunset Drive (APNs 139-19-812-038 and 039), Ward 5 (Crear). This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

- **20-0142-GPA1** - FROM: R (RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH).
- **20-0142-ZON1** - FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: M (INDUSTRIAL).
- **20-0142-VAR1** - TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED.
- **20-0142-VAR2** - TO ALLOW NO OFFSITE IMPROVEMENTS (CURB, SIDEWALKS, GUTTERS) WHERE SUCH ARE REQUIRED.
- **20-0142-SDR1** - FOR A PROPOSED HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPING DEVELOPMENT STANDARDS.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Thursday, January 14, 2021** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or to the Department of Planning at 495 South Main Street, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89101 to request your copies.

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20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1  
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The Las Vegas City Council requires that you or your representative be present at this meeting.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Nathan Taylor  
Taylor Consulting Group, Inc.  
8414 West Farm Road, Suite #180  
Las Vegas, Nevada 89131