



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

May 6, 2021

Mr. Levi Parker
International, LLC
4470 North Grand Canyon Drive
Las Vegas, Nevada 89129

**RE: 21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 AND
21-0064-TMP1
CITY COUNCIL MEETING OF MAY 19, 2021**

Dear Mr. Parker:

The Las Vegas City Council at its regular meeting on **May 19, 2021** as referred to above will consider the following Land Use Entitlement project requests on 20.63 acres at the southwest corner of La Mancha Avenue and Gaisford Street (APNs 126-36-101-001, 002 and 126-25-401-007 and 008), Ward 6 (Fiore).

- **21-0064-GPA1** - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL).
- **21-0064-ZON1** - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT).
- **21-0064-VAR1** - VARIANCE - TO ALLOW STUB STREETS WHERE CUL-DE-SACS ARE REQUIRED.
- **21-0064-VAC1** - VACATION - Petition TO VACATE U.S. GOVERNMENT PATENT EASEMENTS generally located north of Ann Road, west of Gaisford Street, east of the Puli Road alignment and south of La Mancha Avenue.
- **21-0064-TMP1** - TENTATIVE MAP - MONTALADO NORTH - FOR A PROPOSED 159-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.
NOTE: THE REQUEST WAS AMENDED AT PLANNING COMMISSION FOR A PROPOSED 148-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

Mr. Levi Parker
International, LLC
21-0064-GPA1, 21-0064-ZON1, 21-0064-VAR1, 21-0064-VAC1 and 21-0064-TMP1 -
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A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Thursday, May 13, 2021** at 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, 3rd Floor, Las Vegas, Nevada 89101 to request your copies.

The Las Vegas City Council requires that you or your representative be present at this meeting.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Paul Chao
KB Home
5795 West Badura Avenue, Suite #180
Las Vegas, Nevada 89118

Mr. Mark Bangan
The WLB Group, Inc.
3663 East Sunset Road, Suite #204
Las Vegas, Nevada 89120