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cityoflasvegas
lasvegasnevada.gov

August 27, 2020

Mr. Kris Templeton
Lone Mountain Estates, LLC
3311 S. Rainbow Blvd., Ste. 225
Las Vegas, Nevada 89146

**RE: 20-0081-VAR1, 20-0081-VAR2, 20-0081-VAR3, 20-0081-VAR4, 20-0081-VAR5, 20-0081-VAR6, 20-0081-VAR7, 20-0081-VAR8, 20-0081-VAR9, 20-0081-VAR10, 20-0081-VAR11 AND 20-0081-TMP1
PLANNING COMMISSION MEETING OF SEPTEMBER 8, 2020**

Dear Applicant:

The Planning Commission at its regular meeting on *September 8, 2020* as referred to above, will consider the following Land Use Entitlement project requests on 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive (APN 138-06-701-022), R-E (Residence Estates) Zone, Ward 4 (Anthony).

20-0081-VAR1 - TO ALLOW A 13,102 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1.

20-0081-VAR2 - TO ALLOW A 15,800 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 2.

20-0081-VAR3 - TO ALLOW A 15,897 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 3.

20-0081-VAR4 - TO ALLOW A 16,759 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 4.

20-0081-VAR5 - TO ALLOW A 15,183 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 5.

20-0081-VAR6 - TO ALLOW A 16,408 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6.

20-0081-VAR1, 20-0081-VAR2, 20-0081-VAR3, 20-0081-VAR4, 20-0081-VAR5, 20-0081-VAR6, 20-0081-VAR7, 20-0081-VAR8, 20-0081-VAR9, 20-0081-VAR10, 20-0081-VAR11 AND 20-0081-TMP1 - Page Two
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20-0081-VAR7 - TO ALLOW A 15,393 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7.

20-0081-VAR8 - TO ALLOW A 15,294 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8.

20-0081-VAR9 - TO ALLOW A 13,605 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 9.

20-0081-VAR10 - TO ALLOW A HAMMERHEAD STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED.

20-0081-VAR11 - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFF-SITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED.

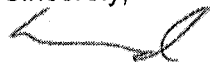
20-0081-TMP1 - JENSEN & HELENA AREA 6 - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Tuesday, September 1, 2020** 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 come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

**20-0081-VAR1, 20-0081-VAR2, 20-0081-VAR3, 20-0081-VAR4, 20-0081-VAR5, 20-0081-VAR6,
20-0081-VAR7, 20-0081-VAR8, 20-0081-VAR9, 20-0081-VAR10, 20-0081-VAR11 AND 20-0081-
TMP1 - Page Three
August 27, 2020**

cc:

Ms. Elisha Scrogum
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, Nevada 89118