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cityoflasvegas
lasvegasnevada.gov

October 1, 2020

Mr. Marlon Johnson
4780 W. Ann Road, Ste. 5-432
Las Vegas, Nevada 89131

**RE: 20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1
PLANNING COMMISSION MEETING OF OCTOBER 13 2020**

Dear Applicant:

The Planning Commission at its regular meeting on **October 13, 2020** 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).

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.

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 **Wednesday, October 7, 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.

20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND 20-0142-SDR1 - PageTwo
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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

cc:

Mr. Nathan Taylor
Taylor Consulting Group, Inc.
8414 W. Farm Road, Ste. 180
Las Vegas, Nevada 89131