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CITY COUNCIL**

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February 25, 2021

Mr. Roy Cruz
R C I P Series VIII, LLC
3808 Melody Lane
Las Vegas, Nevada 89108

**RE: 21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
PLANNING COMMISSION MEETING OF MARCH 9, 2021**

Dear Mr. Cruz:

The Planning Commission at its regular meeting on **March 9, 2021** as referred to above, will consider the following Land Use Entitlement project requests on 0.80 acres at 3808 Melody Lane (APN 139-19-704-015), C-2 (General Commercial) Zone, Ward 5 (Crear).

21-0013-VAR1 - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.

21-0013-VAR2 - VARIANCE - TO ALLOW NINE PARKING SPACES WHERE 11 ARE REQUIRED.

21-0013-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEWS (SDR-76117) AND (SDR-66658) FOR A PROPOSED 3,039 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT, PLAIN BUILDING WALLS WHERE SUCH IS NOT ALLOWED.

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 available on-line on **Wednesday, March 3, 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 Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

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EM:nl

cc: Mr. Nathaniel Taylor
Taylor Consulting Group, Inc.
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