



**LAS VEGAS
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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

April 1, 2021

Wells Cargo, Inc.
10191 Park Run Drive
Las Vegas, Nevada 89145

**RE: 21-0045-GPA1, 21-0045-ZON1, 21-0045-VAR1 AND 21-0045-SDR1
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Applicant:

The Planning Commission at its regular meeting on *April 13, 2021* as referred to above will consider the following Land Use Entitlement project requests on 9.54 acres on the southeast corner of Vegas Drive and Rainbow Boulevard (APN 138-26-110-001), Ward 1 (Knudsen).

21-0045-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL), M (MEDIUM DENSITY RESIDENTIAL) AND ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL).

21-0045-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL).

21-0045-VAR1 - VARIANCE - TO ALLOW AN 85-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 117 FEET IS REQUIRED.

21-0045-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 240-UNIT, THREE-STORY MULTI-FAMILY DEVELOPMENT.

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, April 7, 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. Mike Ochoa
Ochoa Development Corp
901 N. Green Valley Parkway, Ste. 130
Henderson, Nevada 89074

Mr. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135