



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
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April 1, 2021

Mr. Sahil Kurji
Mabuhay Commercial Invest.4 LLC
13861 Adure Manor Lane
Frisco, TX 75035

**RE: 21-0068-EOT1, 21-0068-EOT2 AND 21-0068-EOT3
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 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore).

21-0068-EOT1 - SECOND EXTENSION OF TIME - VARIANCE (VAR-68295) - TO ALLOW 44 PARKING SPACES WHERE 49 ARE REQUIRED.

21-0068-EOT2 - SECOND EXTENSION OF TIME - VARIANCE (VAR-66498) - TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED.

21-0068-EOT3 - SECOND EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-66499) - FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND NOT TO ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED.

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, 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

EM:nl