



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 1, 2021

Mr. Mark Dix
Charleston Towers LLC
18501 Collier Avenue, Ste. B-106
Lake Elsinore, CA 92530

**RE: 21-0247-EOT1 AND 21-0247-EOT2
PLANNING COMMISSION MEETING OF JULY 13, 2021**

Dear Applicant:

The Planning Commission at its regular meeting on *July 13, 2021* as referred to above, will consider the following Land Use Entitlement project requests on 2.18 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-074, 075, 101 through 105; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0247-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR A FIRST EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-76446) FOR A PROPOSED MIXED-USE DEVELOPMENT

21-0247-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR A FIRST EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76448) FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 343 RESIDENTIAL UNITS AND 8,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW 331 PARKING SPACES WHERE 476 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES WHERE 15 FEET 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, July 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

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cc:

Mr. Doug Rankin
G.C. Garcia, Inc.
1055 Whitney Ranch Drive, Ste. 210
Henderson, Nevada 89014