



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
*Mayor*

BRIAN KNUDSEN  
*Mayor Pro Tem*

VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

SHONDRA  
SUMMERS-ARMSTRONG

MIKE JANSSEN  
*City Manager*

OFFICE OF THE  
CITY CLERK

**DR. LUANN D. HOLMES**  
CITY CLERK

**CITY HALL**

495 S. MAIN ST.  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
702.382.4803 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

April 16, 2025

David Bray  
1180 N. Town Center Drive Suite 100  
Las Vegas, Nevada 89144

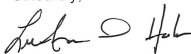
RE: Planning Commission Appeal Confirmation  
24-0640-VAR1

Dear Mr. Bray:

The City of Las Vegas has received your request for appeal of the Planning Commission decision on April 8, 2025. The notification fee of \$500 for the appeal has been collected and the item is scheduled to be heard at the May 21, 2025 City Council Meeting. You will also receive a postcard confirming this date.

Please contact the City Clerk's office at 702-229-6311 or the Community Development Department at 702-229-6301 in the event you have any questions.

Sincerely,

  
**LUANN D. HOLMES, MMC**  
City Clerk

/bc

cc: Community Development Department

Alan Harvey  
2980 Harbor Cove Drive  
Las Vegas, Nevada 89128

David Bray  
1180 N. Town Center Dr. Ste 100  
Las Vegas, NV 89144  
(702) 523-2729

April 16, 2025

City Council,

Notice of Appeal


Variance Request

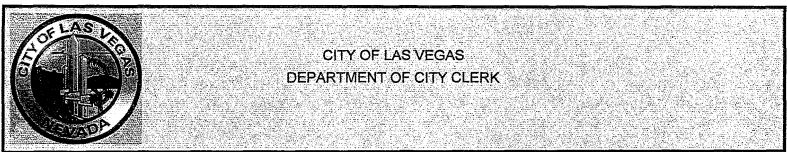
24-0640-VAR

RECEIVED  
2025 APR 16 AM 11:13  
OFFICE OF THE CITY CLERK

My name is David Bray, I am corporate counsel for the Harbor Cove Homeowners Association. On behalf of the Association, I am filing an appeal to Planning Department's approval of the variance request 24-0640-VAR1.

The Association asserts that the Planning Commission abuse its discretion as Applicant had presented no legally cognizable hardship, and that there were procedural deficiencies in the approval process of Applicant requests to the Harbor Cove HOA and the master association where the Subject Property is located

Sincerely,  
David Bray   
david@braylawgroup.com



Operator ID: SMAYS

Transaction: 402397

Reference #:

Today's Date: 04/16/2025 11:10:28 AM

Posting Date: 04/16/2025

Account Description	Account Number	Amount Due
GENERAL FUND.Meeting Management.Miscellaneous Fees.Meeting Services	100000.04401.270100.C21000.000.000	\$ 500.00
Total Amount Due		\$ 500.00

Method of Payment	Number	Authorization	Amount Paid
Visa/MC/ATM	2047	55392	\$ 500.00
Tendered			\$ 500.00
Change			\$ .00

Customer Information:

Bray David  
1605 Scenic Peak Street  
Las Vegas, NV 89144

Comments:  
PC Appeal: Item 24-0640-VAR1  
\$500

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date  
4/16/2025

TO: DEPARTMENT OF COMMUNITY DEVELOPMENT	FROM: CITY CLERK
SUBJECT: APPEAL OR CITY COUNCIL REVIEW INFORMATION ON PLANNING COMMISSION ACTIONS	COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: 24-0640-VAR1

APPLICANT: APPLICANT/OWNER: HARBOR COVE PROPERTIES, LLC

WARD: Ward 4 (Allen-Palenske)

Appeal by applicant or any other aggrieved person:

☒ Yes

☐ No


Review requested by City Council:

☐ Yes

☒ No

4/16/2025

DATE

  
SENIOR DEPUTY CITY CLERK

DEPARTMENT OF COMMUNITY DEVELOPMENT INFORMATION:

Date of Planning Commission Action

April 8, 2025

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 10 days after the date of the PC decision).

April 21, 2025

Last day for a review being requested by the City Council. (Review period is 10 days after the date of the PC decision.)

April 21, 2025

Set Date: 5/7/2025

CC Date: 5/21/2025