



**LAS VEGAS
CITY COUNCIL**

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February 9, 2022

El Benjamin LLC
701 South 9th Street
Las Vegas, Nevada 89101

RE: 21-0808-SDR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-64442) TO ALLOW A COURTYARD ADDITION AND PARKING LOT RECONFIGURATION WITH A WAIVER TO ALLOW 26 PARKING SPACES WHERE 39 ARE REQUIRED on 0.48 acres at 519 South 6th Street (APNs 139-34-716-001 through 014), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Prior approval of Waiver (WVR-73273) is hereby expunged.
2. Conformance to the Conditions of Approval for Variance (VAR-64441), Site Development Plan Review (SDR-64442), Special Use Permit (SUP-64440) and Variance (VAR-72931), and Tentative Map (TMP-73530) shall be required, if approved, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/15/21, except as amended by conditions herein.
5. A Waiver from Title 19.12 is hereby approved, to allow 26 parking spaces where 39 are required.

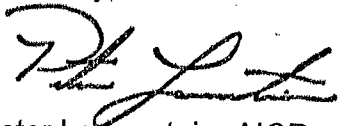
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-64442) and all other applicable site-related actions.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl