



**LAS VEGAS
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DEPARTMENT OF PLANNING

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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

March 9, 2022

Mr. Gary Creagh Jr.
3726 Las Vegas Blvd. South, Ste. 1706
Las Vegas, Nevada 89158

**RE: 22-0030-WVR1
PLANNING COMMISSION MEETING OF MARCH 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 8, 2022* voted to **APPROVE** a request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on the south side of Imperial Avenue between Commerce Street and Main Street (APN 162-03-210-019), Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. 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.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project and any public improvement projects adjacent to this site. The final location of the proposed utility shall be coordinated with any proposed adjacent capital improvement project related to utilities and be placed at a location acceptable to the City Engineer. Comply with the recommendations of the City Engineer.

This action by the Planning Commission on **March 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 **March 21, 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Jon Cole
Dwyer Engineering
7310 Smoke Ranch Road, Ste. E
Las Vegas, Nevada 89128