



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

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JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD

DIRECTOR

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 4, 2021

Mr. Mike Bosa
Solterra Holdings Nevada, LLC
460 Frasier View Place
Delta, British Columbia, Canada V3M6H4

**RE: ABEYANCE - 20-0346-EOT1, 20-0346-EOT2 AND 20-0346-EOT3
CITY COUNCIL MEETING OF MARCH 3, 2021**

Dear Mr. Bosa:

The City Council at a regular meeting held on **March 3, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 0.80 acres at the southeast corner of Gass Avenue and 1st Street (APNs 139-34-410-023, 024, 025 and 139-34-310-028), C-2 (General Commercial) Zone, Ward 3 (Diaz).

- **20-0346-EOT1 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-25265) FOR A PROPOSED 50-STORY MIXED-USE DEVELOPMENT INCLUDING 15,000 SQUARE FEET OF COMMERCIAL SPACE AND 700 RESIDENTIAL CONDOMINIUM UNITS
- **20-0346-EOT2 - EXTENSION OF TIME - SPECIAL USE PERMIT** - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-25267) FOR A PROPOSED 550-FOOT BUILDING WITHIN THE A-O (AIRPORT OVERLAY) DISTRICT WHERE THE HEIGHT LIMITATION IS 200 FEET
- **20-0346-EOT3 - EXTENSION OF TIME - SPECIAL USE PERMIT** - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-25268) FOR A MIXED-USE DEVELOPMENT

Mr. Mike Bosa
Solterra Holdings Nevada, LLC
20-0346-EOT1, 20-0346-EOT2 AND 20-0346-EOT3
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20-0346-EOT1 approval is subject to the following conditions:

Planning

1. This approval shall expire March 3, 2022 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Site Development Plan Review (SDR-25265) and all other site related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0346-EOT2 approval is subject to the following conditions:

Planning

1. This approval shall expire March 3, 2022 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (SUP-25267) and all other site related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0346-EOT3 approval is subject to the following conditions:

Planning

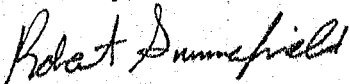
1. This approval shall expire March 3, 2022 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (SUP-25268) and all other site related actions as required by the Department of Planning and the Department of Public Works.

Mr. Mike Bosa
Solterra Holdings Nevada, LLC
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3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2021.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. John T. Moran
Law Office of John T. Moran III, LLC
11700 West Charleston Boulevard, Suite #170-81
Las Vegas, Nevada 89135



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Mr. Mike Bosa
Solterra Holdings Nevada, LLC
460 Frasier View Place
Delta, British Columbia, Canada V3M6H4

**RE: ABEYANCE - 20-0347-EOT1 AND 20-0347-EOT2
CITY COUNCIL MEETING OF MARCH 3, 2021**

Dear Mr. Bosa:

The City Council at a regular meeting held on **March 3, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 0.48 acres at the northeast corner of Hoover Avenue and 1st Street (APNs 139-34-410-021 and 022), C-2 (General Commercial) Zone, Ward 3 (Diaz).

- **20-0347-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT** - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-25070) FOR A PROPOSED MIXED-USE DEVELOPMENT.
- **20-0347-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-25072) FOR A PROPOSED 14-STORY MIXED-USE DEVELOPMENT INCLUDING 5,000 SQUARE FEET OF COMMERCIAL SPACE AND 130 RESIDENTIAL CONDOMINIUM UNITS

20-0347-EOT1 approval is subject to the following conditions:

Planning

1. This approval shall expire March 3, 2022 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (SUP-25070) and all other site related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mr. Mike Bosa
Solterra Holdings Nevada, LLC
20-0347-EOT1 AND 20-0347-EOT2
Page Two
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20-0347-EOT2 approval is subject to the following conditions:

Planning

1. This approval shall expire March 3, 2022 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Site Development Plan Review (SDR-25072) and all other site related actions as required by the Department of Planning and the Department of Public Work.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2021.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. John T. Moran
Law Office of John T. Moran III, LLC
11700 West Charleston Boulevard, Suite #170-81
Las Vegas, Nevada 89135



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March 4, 2021

Mr. David LeGrand
Main Street Investments II, LLC
3773 Howard Hughes Parkway, Suite #500S
Las Vegas, Nevada 89169

**RE: ABEYANCE ITEM - 20-0092-SUP1 AND 20-0092-SDR1
CITY COUNCIL MEETING OF MARCH 3, 2021**

Dear Mr. LeGrand:

The City Council at a regular meeting held on **March 3, 2021** voted to **DENY** the Council Review of the Approval by the Planning Commission on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz). The City Council felt that the use would not be harmonious or compatible with the surrounding area.

- **20-0092-SUP1** - FOR AN OPEN AIR VENDING USE.
- **20-0092-SDR1** - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2021.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Zaher Fakh
1205 South Main Street
Las Vegas, Nevada 89104