



**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

December 14, 2022

Yossi Hen
Liam Properties LLC Series 3
5130 South Fort Apache Road Suites 215-264
Las Vegas, Nevada 89148

**RE: 22-0536-WVR1 AND 22-0536-SUP1
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.16 acres at 820 South 6th Street (APN 139-34-410-198), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

22-0536-WVR1 - WAIVER - TO ALLOW A FIVE-FOOT TALL SOLID PERIMETER WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED

22-0536-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED HOTEL, MOTEL OR HOTEL SUITES USE

This approval is subject to the following conditions:

22-0536-WVR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0536-SUP1) shall be required, if approved.
2. 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.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0536-SUP1 CONDITIONS

Planning

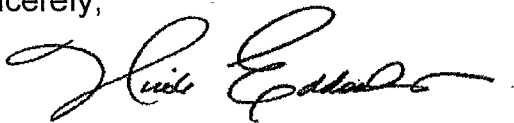
1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed 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, as well as submitted as part of any business license application.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

5. If utilizing the existing sewer connection, the private lateral should be assessed to verify it is in adequate condition to be used. If a new tap is proposed, the new private lateral shall be a minimum 6-inch diameter for commercial development per DCSWCS 2.3.2B.

This item will be considered by the City Council on January 18, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

22-0536-WVR1 AND 22-0536-SUP1 - Page Three
December 14, 2022

NE:nl

cc:

Yossi Hen
10549 Winter Grass Drive
Las Vegas, Nevada 89135

Lance Berrey
PGAL LLC
7373 Peak Drive Suite 170
Las Vegas, Nevada 89128