



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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cityoflasvegas
lasvegasnevada.gov

January 11, 2023

Eun Altizer
ETG Choi LLC
339 North Phyllis Street
Las Vegas, Nevada 89110

**RE: 22-0607 [GPA1, VAR1, AND ZON1]
PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **DENY** the following Land Use Entitlement project requests on 0.17 acres at 523 East Oakey Boulevard (APN 162-03-211-042), Ward 3 (Diaz)

22-0607-GPA1 - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL)

22-0607-VAR1 - VARIANCE - TO ALLOW A LOT WIDTH OF 55 FEET WHERE 100 FEET IS REQUIRED; A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; A TWO-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; AND A 17-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

22-0607-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)

This action by the Planning Commission on January 10, 2023 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 January 24, 2023. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew