



LAS VEGAS
CITY COUNCIL

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

January 11, 2023

Abe Kash
Art District Partners Investment Funds LLC
625 North West Knoll Drive
West Hollywood, California 90069

**RE: 22-0634 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.35 acres at the southeast corner of California Avenue and Casino Center Boulevard (APNs 162-03-110-140 and 141), C-1 (Limited Commercial) Zone, Ward 3 (Diaz)

22-0634-VAR1 - VARIANCE - TO ALLOW 17-FOOT DEEP PARKING STALLS WHERE 20 FEET IS THE MINIMUM REQUIRED FOR 60-DEGREE ANGLED PARKING SPACES AND TO ALLOW 17-FOOT DEEP PARKING STALLS WHERE 18 FEET IS THE MINIMUM REQUIRED FOR 90-DEGREE ANGLED PARKING SPACES

22-0634-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TEMPORARY PARKING LOT

This approval is subject to the following conditions:

22-0634-VAR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0634-SDR1) shall be required, if approved.
2. This approval shall be void three 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.

22-0634-SDR1 Conditions:

Planning

1. Illumination shall be provided between dusk and dawn pursuant to Title 11.55.
2. Approval of and conformance to the Conditions of Approval for Variance (22-0634-VAR1) shall be required, if approved.
3. This approval shall be void three years from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.
4. All development shall be in conformance with the site plan and fence elevations date stamped 11/08/22, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
8. All City Code requirements and design standards of all City Departments' must be satisfied, except as modified herein.

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 stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Brandy Stanley
City of Las Vegas
350 South City Parkway
Las Vegas, Nevada 89106