



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



November 13, 2024

Bel Village Vegas, LLC
10800 Biscayne Boulevard, Suite 620
Miami, Florida 33161

RE: 24-0461-EOT1
PLANNING COMMISSION MEETING OF NOVEMBER 12, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *November 12, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR AN APPROVED 32-STORY MIXED-USE DEVELOPMENT CONSISTING OF 3,940 SQUARE FEET OF COMMERCIAL SPACE AND 433 MULTI-FAMILY RESIDENTIAL UNITS on 0.46 acres on the north side of Colorado Avenue between 3rd Street and 4th Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

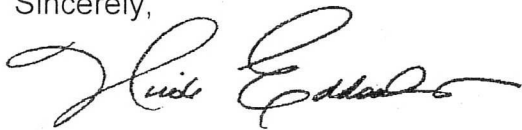
Planning

1. This approval shall expire on September 13, 2026 unless another Extension of Time is approved by the City of Las Vegas
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0325-SDR1) and all other related actions as required by the Department of Community Development 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.

This action by the Planning Commission on November 12, 2024 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 Community Development at 702.229.6301 after November 25, 2024. 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.

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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:jr

cc:

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive #650
Las Vegas, Nevada 89135