



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 15, 2025

Jason Flangas
Bonneville Center LLC
1068 Tam O Shanter
Las Vegas, Nevada 89109

**RE: 24-0386 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF JANUARY 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* voted to **DENY** the following Land Use Entitlement project requests on 0.64 acres at the southwest corner of Bonneville Avenue and 3rd Street (APNs 139-34-311-069 through 072), C-2 (General Commercial) Zone, Ward 3 (Diaz).

24-0386-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RESIDENTIAL, MULTI-FAMILY USE

24-0386-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 12-UNIT, ONE-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This action by the Planning Commission on *January 14, 2025* 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 January 27, 2025. 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 the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Dennis E Rusk
Dennis E Rusk Architect
616 South Eighth Street
Las Vegas, Nevada 89101