



**LAS VEGAS
CITY COUNCIL**

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CITY HALL

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LAS VEGAS, NV 89101
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cityoflasvegas
lasvegasnevada.gov

January 15, 2025

Michael Kelly
Keltan LLC
3000 West Oakey
Las Vegas, Nevada 89102

RE: 24-0421-SDR1
PLANNING COMMISSION MEETING OF JANUARY 14, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *January 14, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.24 acres on the east side of 6th Street, approximately 130 feet north of Bridger Avenue (APN 139-34-611-038), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following amended conditions:

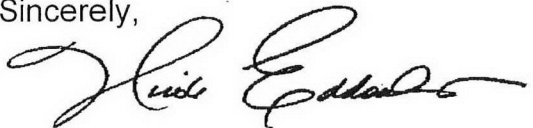
Planning

- A. The chain link fencing adjacent to the front property line shall be removed within 60 days of final approval.
 1. Illumination shall be provided between dusk and dawn pursuant to Title 11.55.
 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/05/24, except as amended by conditions herein.
 4. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along 6th Street where 15 feet is required and zero-foot landscape buffers along the north, south and east perimeter where eight feet is required.
 5. An Exception from Title 19.08.110.C.12 is hereby approved, to allow zero parking lot trees where seven, 24-inch box shade trees are required.

6. 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 Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
9. 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 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Maria Soto
City of Las Vegas Parking Services
350 South City Parkway
Las Vegas, Nevada 89101