



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
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May 14, 2025

Shlomo Meiri  
612 LLC  
9130 West Post Road, Suite 200  
Las Vegas, Nevada 89148

**RE: 25-0110 [ZON1, VAR1, SUP1, SUP2, VAC1, AND SDR1]  
PLANNING COMMISSION MEETING OF MAY 13, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 13, 2025* voted to **DENY** the following Land Use Entitlement project requests on 0.97 acres at the northwest corner of Jackson Avenue and F Street (APNs 139-27-110-072 through 076), Ward 5 (Summers-Armstrong).

**25-0110-ZON1** - REZONING - FROM: T4-MS (T4 MAIN STREET) TO: T5-MS (T5 MAIN STREET)

**25-0110-VAR1** - VARIANCE - TO ALLOW 24 STORIES WHERE SEVEN STORIES IS THE MAXIMUM ALLOWED

**25-0110-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 361-FOOT TALL BUILDING WITHIN THE 140-FOOT AIRPORT OVERLAY DISTRICT

**25-0110-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED 548 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 99-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP, A 187-FOOT DISTANCE SEPARATION FROM A CITY PARK, AND A 244-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED

**25-0110-VAC1** - VACATION - PETITION TO VACATE A PUBLIC ALLEYWAY SOUTH OF VAN BUREN AVENUE BETWEEN F STREET AND G STREET

**25-0110-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 24-STORY MIXED-USE DEVELOPMENT CONSISTING OF 60 MULTI-FAMILY RESIDENTIAL UNITS AND 207 HOTEL ROOMS WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

This item will be considered by the City Council on June 18, 2025. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Shlomo Meiri  
Jackson Hotel LV, LLC  
9130 West Post Road, Suite 200  
Las Vegas, Nevada 89148

Kevin Thistle  
P.K. Thistle Architect  
7383 Atacama Avenue  
Las Vegas, Nevada 89179