

**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

August 13, 2025

Joseph Daneshgar  
Fremont Village (Two), LLC  
468 North Camden Drive, Suite 300  
Beverly Hills, California 90210

**RE: 25-0209 [VAR1 AND SDR1]  
PLANNING COMMISSION MEETING OF AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **August 12, 2025** voted to **APPROVE** the following Land Use Entitlement project requests on 4.08 acres at 50 North 21st Street (APN 139-35-804-011), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

**ABEYANCE - 25-0209-VAR1 - VARIANCE - TO ALLOW 185 PARKING SPACES WHERE 226 PARKING SPACES ARE REQUIRED AND TO ALLOW ONE HANDICAP PARKING SPACE WHERE SEVEN ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT**

**ABEYANCE - 25-0209-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-73305) FOR THE ADDITION OF VEHICLE GATES AND A PARKING LOT RECONFIGURATION**

This approval is subject to the following conditions:

**25-0209-VAR1 CONDITIONS**

**Planning**

1. A Variance is hereby approved, to allow 196 parking spaces where 218 parking spaces are required and to allow five handicap parking space where seven are required for an existing parking impaired development.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0209-SDR1) shall be required, if approved.
3. Variance (VAR-70218) and Special Use Permit (SUP-73447) shall be expunged.

4. All development shall be in conformance with the site plan, date stamped 08/11/25 and building elevations, date stamped 06/11/25, 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 Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0209-SDR1 CONDITIONS**

**Planning**

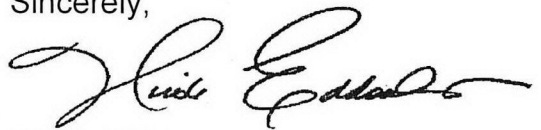
1. Approval of and conformance to the Conditions of Approval for Variance (25-0209-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-73305) shall be required, except as amended herein.
3. This approval shall be void two years from 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/11/25, 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 Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

8. Prior to the issuance of permits, a Gating Queuing Analysis must be approved. Additionally, queues for the overall site shall not extend into the public right-of-way as a result of the gating operations on this site.

This action by the Planning Commission on **August 12, 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 **August 25, 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:jr

cc:

Beatriz Guday  
468 North Camden Drive, Suite #300  
Beverly Hills, California 90210