



**LAS VEGAS
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September 10, 2025

The Buddy and Nida Qutorio Nevada Trust
2713 Dorado Vista Street
Las Vegas, Nevada 89108

**RE: 25-0281-SDR1
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **September 9, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project request TO ALLOW AN EXISTING ONE-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN DEVELOPMENT STANDARDS (AREA 2) on 0.16 acres at 519 South 8th Street (APN 139-34-810-054), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, date stamped 06/25/25, and building elevations, date stamped 06/20/25, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow zero parking spaces where seven spaces including one handicapped space is required.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot side yard setback along the north property line where five feet is required.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a three-foot side yard setback along the south property line where five feet is required.

6. A Waiver from Title 19.06.110 is hereby approved, to allow a three-foot rear yard setback where 20 feet is required.
7. A Waiver from Title 19.06.040 is hereby approved, to allow a trash receptacle to not be screened and odor controlled where such is required.
8. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot residential adjacency setback for a trash receptacle where 50 feet is required.
9. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot residential adjacency setback where five feet is required.
10. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer width on the north property line where 15 feet is required.
11. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer width on the south property line where six feet is required.
12. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer width on the east property line where six feet is required.
13. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer width on the west property line where 10 feet is required.
14. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot side yard setback for an existing Residential Accessory Structure [Shed] where three feet is required.
15. An Exception from Title 19.06.040 is hereby approved, to allow zero perimeter trees where 20 trees are required.
16. An Exception from Title 19.08.110 is hereby approved, to allow zero parking area trees where two trees are required.
17. 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.
18. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
19. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to, or concurrent with, the issuance of any building permits.

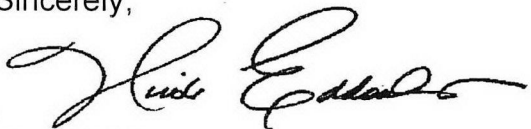
20. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
21. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

22. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
23. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This item will be considered by the City Council on **October 15, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr