



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DIAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG
KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT
SETH T. FLOYD
EXECUTIVE DIRECTOR

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

October 15, 2025

Gary Creagh
Sticky VI LLC
2118 Edgewood Avenue
Las Vegas, Nevada 89102

**RE: 25-0306 [ROC1, ROC2, AND WVR1]
PLANNING COMMISSION MEETING OF OCTOBER 14, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **October 14, 2025** voted to **APPROVE** the following Land Use Entitlement project requests on 0.35 acres at 1500 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz).

25-0306-ROC1 - REVIEW OF CONDITION - TO DELETE CONDITION OF APPROVAL NUMBER SIX OF PREVIOUSLY APPROVED SPECIAL USE PERMIT (24-0465-SUP1) WHICH STATES, "TRASH ENCLOSURES SHALL BE PROVIDED IN CONFORMANCE WITH THE PROVISIONS OF TITLE 19.08.040.E."

25-0306-ROC2 - REVIEW OF CONDITION - TO DELETE CONDITION OF APPROVAL NUMBER EIGHT OF PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (24-0465-SDR1) WHICH STATES, "TRASH ENCLOSURES SHALL BE PROVIDED IN CONFORMANCE WITH THE PROVISIONS OF TITLE 19.08.040.E."

ABEYANCE - RENOTIFICATION - **25-0306-WVR1** - WAIVER - TO ALLOW A REFUSE COLLECTION AREA THAT DOES NOT CONFORM TO TITLE 19.08 SCREENING REQUIREMENTS FOR COLLECTION AREAS AND DUMPSTERS

This approval is subject to the following conditions:

25-0306-ROC1 CONDITIONS

Planning

1. Conformance to all other approved conditions for Special Use Permit (24-0465-SUP1) and all other site-related actions as required by the Department of Community Development and Department of Public Works, except as amended herein.

25-0306 [ROC1, ROC2, AND WVR1] - Page Two
October 15, 2025

2. 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 Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
5. Condition #6 of Special Use Permit (24-0465-SUP1) shall be deleted in its entirety.

25-0306-ROC2 CONDITIONS

Planning

1. Conformance to all other approved conditions for Site Development Plan Review (24-0465-SDR1) and all other site-related actions as required by the Department of Community Development and Department of Public Works, except as amended herein.
2. 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 Department of Building and Safety.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
5. Condition #8 of Site Development Plan Review (24-0465-SDR1) shall be deleted in its entirety.

25-0306-WVR1 CONDITIONS

Planning

1. A Waiver is hereby approved, to allow two tenants on one site to allow a refuse collection area that does not conform to Title 19.08 screening requirements for collection areas and dumpsters, with no decorative block wall and no roof or trellis structure where such is required.
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.

25-0306 [ROC1, ROC2, AND WVR1] - Page Three
October 15, 2025

3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
6. The dumpster shall be serviced in the adjacent alley.
7. Comply with all applicable conditions of approval for 24-0465-SDR1 and any other site-related actions.

This action by the Planning Commission on **October 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 **October 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:jr

cc:

Jerad Howard
VMAYB LLC
2817 Burton Avenue
Las Vegas, Nevada 89102

Cc:

Paul Niekelski
Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, Nevada 89101