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cityoflasvegas
lasvegasnevada.gov

January 14, 2026

Grant Garcia
Arthaus IV LLC
2808 Ashworth Circle
Las Vegas, Nevada 89107

RE: 25-0534-SDR1
PLANNING COMMISSION MEETING OF JANUARY 13, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to **APPROVE** the following Land Use Entitlement project request to allow a Major Amendment to a previously approved Site Development Plan Review (23-0047-SDR1) TO ALLOW A BUILDING AND SITE RECONFIGURATION WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.12 acres at the northeast corner of Jefferson Avenue and D Street (APNs 139-27-201-007 and 008), T4-MS (T4 Main Street) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

This approval is subject to the following Amended conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Reviews (23-0047-SDR1) shall be required, except as amended herein.
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 and landscape plan, date stamped 11/20/25, and building elevations, date stamped 11/06/25, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a 20-foot corner side yard setback along Madison Avenue where 10 feet is the maximum allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow a zero percent buildout along Madison Avenue where 60 percent is required.

6. A Waiver from Title 19.09 is hereby approved, to allow a 44 percent ground floor transparency along D Street where 50 percent is required.
7. A Waiver from Title 19.09 is hereby approved, to allow a 30 percent ground floor transparency along Madison Avenue where 50 percent is required.
8. A Waiver from Title 19.09 is hereby approved, to allow 47 parking spaces where 119 are the minimum required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
13. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Fire & Rescue

16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission on **January 13, 2026** 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 26, 2026**. 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,

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:jr