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cityoflasvegas
lasvegasnevada.gov

April 15, 2026

Jean Pierre Piron
Jewelry & Minerals of Las Vegas
410 East Sahara Avenue
Las Vegas, Nevada 89104

**RE: 26-0053 [GPA1, ZON1, VAR1, VAR2, AND SDR1]
PLANNING COMMISSION MEETING OF APRIL 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 14, 2026* voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 1.02 acres generally bounded by Sahara Avenue, Santa Rita Drive, and Santa Paula Drive (APNs Multiple), Ward 3 (Diaz).

26-0053-GPA1 - GENERAL PLAN AMENDMENT - FROM: L (LOW DENSITY RESIDENTIAL) TO: TOC-2 (TRANSIT ORIENTED CORRIDOR - LOW) [APNs 162-03-415-021, 022, 027, AND 028]

26-0053-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL), P-R (PROFESSIONAL OFFICE AND PARKING), AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

26-0053-VAR1 - VARIANCE - TO ALLOW 14 PARKING SPACES WHERE 29 ARE REQUIRED

26-0053-VAR2 - VARIANCE - TO ALLOW A PROPOSED COMMERCIAL BUILDING THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR SETBACKS AND RESIDENTIAL ADJACENCY SETBACKS

26-0053-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 37,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This item is scheduled to be heard again at the **May 12, 2026** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

David Strait
D W Strait Architecture
1223 Heather Oaks Way
North Las Vegas, Nevada 89031