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cityoflasvegas
lasvegasnevada.gov

December 10, 2025

Keivan Khorshid
Dental Training Center & Digital Lab LLC
7219 West Sahara Suite 130
Las Vegas, Nevada 89117

RE: 25-0390-SDR1
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *December 9, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED SIX-STORY, 70-UNIT MIXED-USE DEVELOPMENT WITH 2,177 SQUARE FEET OF COMMERCIAL AREA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2] on 0.30 acres at southeast corner of Gass Avenue and 7th Street (APN 139-34-410-239), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following amended 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 and landscape plan date stamped 12/09/25, and building elevations, date stamped 11/04/25, except as amended by conditions herein.
3. A mural shall be provided as depicted in the elevations date stamped 11/12/15 and 11/04/25 prior to the issuance of a final Certificate of Occupancy.
4. A Waiver from Appendix F Interim Downtown Development Standards is hereby approved to allow 42 parking stalls where 96 are required.
5. A Waiver from Appendix F Interim Downtown Development Standards is hereby approved to allow a zero-foot landscape buffer adjacent to right-of-way where 15 feet is required.

6. A Waiver from Appendix F Interim Downtown Development is hereby approved to allow a zero-foot landscape buffers along internal lot line where eight feet is required.
7. A Waiver from Appendix F Interim Downtown Development Standards is hereby approved to allow 93 percent lot coverage where 50 percent is the maximum allowed.
8. A Waiver from Appendix F Interim Downtown Development Standards is hereby approved to allow a zero-foot front yard setback where ten feet is required.
9. A Waiver from Appendix F Interim Downtown Development Standards is hereby approved to allow a zero-foot side yard setback where ten feet is required.
10. A Waiver from Appendix F Interim Downtown Development Standards is hereby approved to allow a zero-foot corner side yard setback where ten feet is required.
11. A Waiver from Appendix F Interim Downtown Development Standards is hereby approved to allow a zero-foot rear yard setback where twenty feet is required.
12. An Exception from Appendix F Interim Downtown Development Standards is hereby approved to allow zero perimeter landscape buffer trees where 18 are required.
13. 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.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
16. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
17. 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.

18. 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.
19. 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.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. 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. Per Title 13.12, dedicate a 10-foot radius at the Southeast corner of 7th Street and Gass Avenue with a mapping action for this site.
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. Additionally, the adjacent public streetlight shall be upgraded to match the Downtown Master Plan standards.
23. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

24. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
25. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
26. Submit a License Agreement for landscaping and private improvements in the public right-of-way adjacent to this site, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
27. If access from the public alley is proposed to be gated, a gating queuing analysis is required. Queues for the overall site shall not extend into the public right-of-way as a result of ingress and egress operations on this site.
28. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainageways as recommended.

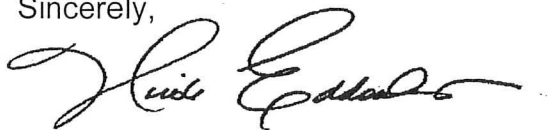
Fire & Rescue

29. As this is a Mid-Rise development (exceeds 55' to the highest occupied floor), the applicant shall comply with the Mid-Rise provisions and submit a Fire Protection Report. This report must be submitted directly to Fire Engineering for review and approval before the Building permit set submittal.
30. 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 item will be considered by the City Council on January 21, 2026. 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.

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Sincerely,

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

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Sheldon Colen
SCA Design
2140 East Pebble Road, Suite 140
Las Vegas, Nevada 89123