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cityoflasvegas  
lasvegasnevada.gov

December 10, 2025

Sean Miller  
City of Las Vegas  
495 South Main Street  
Las Vegas, Nevada 89101

**RE: 25-0442-SDR1**  
**PLANNING COMMISSION MEETING OF DECEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 9, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR THE CONVERSION OF AN EXISTING TWO-STORY MOTEL DEVELOPMENT FOR A PROPOSED CONVALESCENT CARE FACILITY AND PARKING LOT RECONFIGURATION WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.66 acres at 2033 Fremont Street (APN 139-35-802-005), T4-C (T4 Corridor) 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, landscape plan, and building elevations, date stamped 10/17/25, except as amended by conditions herein.
3. A Waiver from Title 19.09.050 is hereby approved, to allow 16 parking spaces, where 13 parking spaces are the maximum number allowed.
4. An Exception from Title 19.08.040 is hereby approved, to allow three parking area trees where five trees are required.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
9. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
10. 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.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

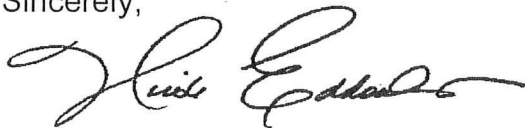
**Public Works**

13. Grant a minimum 10-foot wide Public Sewer Easement to be privately maintained for the public sewer over the existing 8-inch public sewer line prior to the issuance of permits for this site, or as allowed by the City Engineer.
14. 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, 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.

15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Additionally, no walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
16. 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.
17. Queues for the overall site shall not extend into the public right-of-way as a result of the gating operations on this site.

This action by the Planning Commission on **December 9, 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 **December 22, 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:bp

cc:

Francois-Xavier Benoit  
Simpson Coulter Studio  
151 East Warm Springs Road  
Las Vegas, Nevada 89119