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cityoflasvegas  
lasvegasnevada.gov

November 19, 2025

Bell Real Estate LLC  
100 Sunshine Lane  
Reno, Nevada 89502

**RE: 25-0465 [SUP1 AND SDR1]  
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **NOVEMBER 18, 2025** voted to **APPROVE** the following Land Use Entitlement project requests on 0.64 acres on the north side of New York Avenue, approximately 260 feet west of Fairfield Avenue (APNs 162-04-710-004, 145 and 146), C-2 (General Commercial) Zone, Ward 3 (Diaz).

**25-0465-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE USE**

**25-0465-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SERVICE VEHICLE STORAGE FACILITY WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS (AREA 1)**

This approval is subject to the following conditions:

**25-0465-SUP1 CONDITIONS**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Delivery and Service Vehicle Storage use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0465-SDR1) shall be required, if approved.
3. 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.
4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**25-0465-SDR1 CONDITIONS**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (25-0465-SUP1) shall be required, if approved.
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 date stamped 10/23/25, landscape plan date stamped 09/25/25 and building elevations date stamped 11/18/25, except as amended by conditions herein.
4. A Covenant Running With Land Agreement for future streetscape improvements in New York Avenue shall be required prior to issuance of a building permit.
5. A Waiver from Title 19 Interim Downtown Las Vegas Development Standards Appendix F Section C.1.a.i is hereby approved, to allow buildings to be set back at least 15 feet from the front property line where 70 percent of the front façade of each building is required to be placed at the front property line.
6. A Waiver from the Interim Downtown Las Vegas Development Standards Appendix F Section C.1.c.vi is hereby approved, to allow zero parking lot trees in the interior or on the perimeter of the lot where seven trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.

10. 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.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. 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.
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
17. 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.

18. Queues for the overall site shall not extend into the public right-of-way as a result of the gating operations on this site. Additionally, the western gate shall be "Exit Only."

This action by the Planning Commission on **November 18, 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 1, 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:

Nancy Amundsen  
Brown, Brown, & Premsriut  
520 South Fourth Street  
Las Vegas, Nevada 89101