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May 13, 2026

Rebong-Serratore Irrevocable Trust
708 & 710 South 3rd Street
Las Vegas, Nevada 89101

RE: 26-0120-SDR1
PLANNING COMMISSION MEETING OF MAY 12, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 4,914 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 1] on 0.16 acres on the west side of 3rd Street, approximately 135 feet south of Garces Avenue (APN 139-34-310-046), C-2 (General Commercial) 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 04/06/26, except as amended by conditions herein.
3. A Waiver of Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow the ground floor of a building to not use arcades, awnings, or canopies where such is required.
4. A Waiver of Appendix F Interim Downtown Las Vegas Development Standards is hereby approved to allow the main entry of the building from the street to not be appropriately articulated in the architectural design of the building.
5. A Waiver of Appendix F Interim Downtown Las Vegas Development Standards is hereby approved to allow architectural details to not be carried on all sides of a building where such is required.

6. 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.
7. A letter from Republic Services allowing for curbside pickup shall be required prior to the issuance of a building permit.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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 on 3rd Street, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) and matching the existing improvements 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.
14. If a new public sewer connection is required, connect to the existing 8" public sewer main in the alley abutting this parcel.
15. 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. Gates shall not open into the public right-of-way.

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16. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This item will be considered by the City Council on **June 17, 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.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jean Coraserratore
708 & 710 South 3rd Street
Las Vegas, Nevada 89101

Airr Phanthip
3600 South Highland Drive, #10
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