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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 13, 2026

Jacqueline Dushane
Josephs Family LP
3471 West Oquendo Road, #301
Las Vegas, Nevada 89118

**RE: 26-0119-SUP1
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED USE WITH A WAIVER OF DISTANCE SEPARATION REQUIREMENTS FROM RESIDENTIALLY ZONED PROPERTY at 1550 East Sahara Avenue (APN 162-02-411-022), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

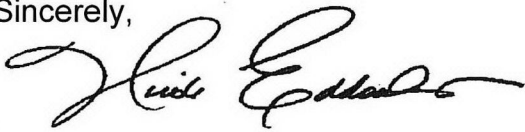
Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Financial Institution, Specified use.
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. A Waiver of Title 19.12 is hereby approved to allow a zero-foot distance separation from residentially zoned property where 200 feet is required.
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.

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This action by the Planning Commission on **May 12, 2026** 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 **May 26, 2026**. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Josefina Ramos Chavez
8729 Castle Hill Avenue
Las Vegas, Nevada 89129