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lasvegasnevada.gov

May 20, 2026

Adam Fouladbakhsh
Proview Series LLC Series 38
1100 East Bridger Avenue, #111
Las Vegas, Nevada 89101

**RE: 26-0090 [VAR1, ZON1, SDR1]
CITY COUNCIL MEETING OF MAY 20, 2026**

Dear Applicant:

The City Council at a regular meeting held on **May 20, 2026** voted to **APPROVE** the following Land Use Entitlement project For possible action on the following Land Use Entitlement project requests on 0.16 acres on the west side of Casino Center Boulevard, approximately 215 feet north of Utah Avenue (APN 162-03-210-043), Ward 3 (Diaz). The Planning Commission (7-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

26-0090-VAR1 - VARIANCE - TO ALLOW A 50-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED

26-0090-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL)

26-0090-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 6,324 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 1] AND TITLE 19.08 SCREENING STANDARDS FOR COLLECTION AREAS AND DUMPSTERS

This approval is subject to the following conditions:

26-0090-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 50-foot lot width where 100 feet is required.
2. Approval of a Rezoning (26-0090-ZON1) 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0090-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (26-0090-ZON1) and approval of and conformance to the Conditions of Approval for Variance (26-0090-VAR1) 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, landscape plan, and building elevations, date stamped 02/18/26, except as amended by conditions herein.
4. A Waiver from Appendix F: Interim Downtown Las Vegas Development Standards is hereby approved, to allow no articulated roofline or articulated cornice where one shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides.
5. A Waiver from Appendix F: Interim Downtown Las Vegas Development Standards is hereby approved, to allow less than 64 percent of the first story façade to be aligned along the front property line where 70 percent alignment is required.
6. A Waiver from Title 19.08.040 is hereby approved, to allow a refuse/collection area to not be screened, where screening with a decorative block wall, solid metal gates, and a roof or trellis structure is 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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. Utilize the existing public sewer connection. If a new public sewer connection is required, connect to the existing 8-inch public sewer main in the alley between Main Street and Casino Center Boulevard at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
13. 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 submitting 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.
14. Submit a License Agreement for landscaping and private improvements including a preapproved 1' (one foot) awning in the public right-of-way adjacent to this site 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 (229-5460).
15. 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.

Fire & Rescue

16. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2026.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:
Adam Fouladbakhsh
KLA Construction & Development, Inc.
7980 Castle Pines Avenue
Las Vegas, Nevada 89113