



**LAS VEGAS
CITY COUNCIL**

SHELLEY BERKLEY
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA
SUMMERS-ARMSTRONG

KARA KELLEY

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
EXECUTIVE DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

December 18, 2025

Leo P. Flangas
Green Shack Plaza
600 South 3rd Street
Las Vegas, Nevada 89101

RE: 25-0517-ROC1
CITY COUNCIL MEETING OF DECEMBER 17, 2025

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Review of Condition of a previously approved Site Development Plan Review (24-0375-SDR1) TO MODIFY CONDITION OF APPROVAL NUMBER TWENTY-THREE (23), WHICH STATES, "A TRAFFIC IMPACT ANALYSIS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF ANY BUILDING OR GRADING PERMITS, SUBMITTAL OF ANY CONSTRUCTION DRAWINGS OR THE RECORDATION OF A MAP SUBDIVIDING THIS SITE, WHICHEVER MAY OCCUR FIRST" on 2.18 acres on the south side of Fremont Street, approximately 405 feet southeast of Charleston Boulevard (APNs Multiple), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Condition Number Twenty-Three (23) of the approved Site Development Plan Review (24-0375-SDR1) shall be deleted in its entirety.
2. Conformance to the approved conditions for Site Development Plan Review (24-0375-SDR1), except as amended herein.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2025.

25-0517-ROC1 - Page Two
December 18, 2025

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Dennis E. Rusk
616 South 8th Street
Las Vegas, Nevada 89101