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lasvegasnevada.gov

June 17, 2026

Barak Zilberberg
Zilberberg Towers 1 LLC
1835 East Charleston, #207
Las Vegas, Nevada 89104

**RE: 26-0116-SDR1
PLANNING COMMISSION MEETING OF JUNE 16, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED SEVEN-STORY, 71-UNIT MIXED-USE DEVELOPMENT WITH 1,800 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.36 acres at 1801 Fremont Street (APN 139-35-810-001), T4-C (T4 Corridor) 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, date stamped 04/06/26, and the landscape plan and building elevations, date stamped 03/03/26, except as amended by conditions herein.
3. The mural depicted in the building elevation, date stamped 03/03/26, shall be provided prior to final Certificate of Occupancy.
4. A Waiver of Title 19.09 is hereby approved, to allow a 55-foot residential adjacency setback where 261 feet is required.
5. A Waiver of Title 19.09 is hereby approved, to allow an 11-foot ground floor height where 13 feet is the minimum allowed.
6. A Waiver of Title 19.09 is hereby approved, to allow a zero-foot front yard setback where ten feet is required.

7. A Waiver of Title 19.09 is hereby approved, to allow a zero-foot corner side yard setback where ten feet is required.
8. An Exception of Title 19.04 is hereby approved, to allow zero street trees where six are required along Sunrise Avenue.
9. An Exception of Title 19.04 is hereby approved, to allow access from the primary street, Fremont Street, where access is required to be off of the secondary street.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Per Title 13.12, dedicate the appropriate right-of-way on Fremont Street for a minimum half-street width of 50 feet and a minimum 10-foot spandrel at the southeast corner of Sunrise Avenue and Fremont Street prior to the issuance of permits for this site.
19. 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) and applicable Downtown Master Plan Standards 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.
20. Provide a relocation/abandonment plan acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering for the public sewer line in Fremont Street adjacent to this site with the submittal of construction drawings for this site, unless otherwise required by the City Engineer.
21. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3 feet shall be placed anywhere in any easement, in the vehicle ingress or egress pathways to easements, or within 10 feet of a public sewer line.
22. 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 submittal of 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.
23. 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.
24. Submit a License Agreement for landscaping and private improvements in the public right-of-way adjacent to this site, if any, 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 (702-229-5460).

25. 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
26. Gates to the ground-floor parking shall remain open during retail business hours. Submit a queueing analysis to the Transportation Engineering Division, as part of the required Traffic Impact Analysis, to demonstrate adequate on-site storage capacity. Queues for the overall site shall not extend into the public right-of-way as a result of the gating operations on this site. The queueing analysis must receive approval prior to issuance of permits.
27. 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, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Fire & Rescue

28. As this is a Mid-Rise development (exceeds 55' to the highest occupied floor), the applicant shall comply with the Mid-Rise provisions and submit a Fire Protection Report. This report must be submitted directly to Fire Engineering for review and approval before the building permit set submittal.
29. 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.

This item will be considered by the City Council on July 15, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Sheldon Colen
SCA Design
2140 East Pebble Road, Suite 140
Las Vegas, Nevada 89123