



**LAS VEGAS
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CITY HALL

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LAS VEGAS, NV 89101

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cityoflasvegas
lasvegasnevada.gov

June 17, 2026

Rahoul Sharan
Boulevard Motel Group LLC
300-235 15th Street
Vancouver, BC, V7T 2X1

RE: 26-0202-SUP1
PLANNING COMMISSION MEETING OF JUNE 16, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED SINGLE ROOM OCCUPANCY RESIDENCE USE at 2500 Fremont Street (APNs 162-01-111-006 and 039), C-2 (General 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 Single-Room Occupancy Residence 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. 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.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 16, 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 **June 29, 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:

Jeffrey Iverson
2500 East Fremont Street
Las Vegas, Nevada 89104