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cityoflasvegas
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July 15, 2026

Diane Schiller
Lee Jay LLC
731 South 7th Street
Las Vegas, Nevada 89101

**RE: 26-0121 [WVR1, ZON1, AND SDR1]
PLANNING COMMISSION MEETING OF JULY 14, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.16 acres at 731 South 7th Street (APN 139-34-410-240), Ward 3 (Diaz).

26-0121-WVR1 - WAIVER - TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED

26-0121-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: P-O (PROFESSIONAL OFFICE)

26-0121-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED REZONING AND PLOT PLAN REVIEW (Z-0012-85) FOR THE PROPOSED CONVERSION OF AN EXISTING ONE-STORY, 1,498 SQUARE-FOOT OFFICE INTO A RENTAL STORE AND PARKING LOT RECONFIGURATION WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS [AREA 2]

This approval is subject to the following conditions:

26-0121-WVR1 CONDITIONS:

Planning

1. Approval of Rezoning (26-0121-WVR1) shall be required, if approved.
2. A Waiver of Title 19.08.050 is hereby approved to allow a 50-foot lot width where 60 feet is required.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

26-0121-SDR1 CONDITIONS:

Planning

1. Approval of Rezoning (26-0121-ZON1) and approval of and conformance to the Conditions of Approval for Waiver (26-0121-WVR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Rezoning and Plot Plan Review (Z-0012-85) shall be required, except as amended herein.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/13/26, except as amended by conditions herein.
5. A Waiver of Title 19.08.050 is hereby approved, to allow a four-foot corner side yard setback where 15 feet is required.
6. A Waiver of Title 19.08.050 is hereby approved, to allow a two-foot side yard setback where five feet is required.
7. A Waiver of Title 19.12 is hereby approved, to allow four parking spaces where five are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. If a mapping action is required, the mapping action shall be completed and recorded prior to, or concurrent with, the issuance of any building permits.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
12. A letter from Republic Services allowing for curbside pickup shall be required prior to the issuance of a building permit.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. 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. If radius style driveways are used, they shall have directional ramps.
15. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
16. 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).

This item will be considered by the City Council on **August 19, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Marissa Fehrman
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135