



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

July 15, 2026

Adam Patel
Suerte Siete LLC
3800 South Decatur Boulevard, spc 67
Las Vegas, Nevada 89103

**RE: 26-0163 [GPA1, VAR1, AND ZON1]
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 0.40 acres at the southeast corner of Fairhaven Street and Lake Mead Boulevard (APN 138-24-703-001), Ward 5 (Summers-Armstrong).

26-0163-GPA1 - GENERAL PLAN AMENDMENT - FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: TOD-2 (TRANSIT ORIENTED DEVELOPMENT - LOW)

26-0163-VAR1 - VARIANCE - TO ALLOW A 87-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED

26-0163-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL)

This approval is subject to the following conditions:

26-0163-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 87-foot lot width where a 100-foot lot width is the minimum required.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (26-0163-GPA1) and Rezoning (26-0163-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.

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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", with a stylized flourish at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Brandon Potts
Civil Works Inc
4945 West Patrick Lane
Las Vegas, Nevada 89118