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May 15, 2013

Ms. Gilda R. Versales  
MV Star Group, LLC  
39478 Zacate Avenue  
Fremont, California 94539

**RE: SUP-48741 - SPECIAL USE PERMIT  
PLANNING COMMISSION MEETING OF MAY 14, 2013**

Dear Ms. Versales:

Your request for a Special Use Permit FOR A HOTEL, RESIDENCE at 1414 through 1418 South 3rd Street (APNs 162-03-210-066 and 067), C-2 (General Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on May 14, 2013.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Hotel, 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

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This action by the Planning Commission on **May 14, 2013** 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 28, 2013**. 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,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:nl

cc: Mr. Raul Versales  
1418-1414 South Third Street  
Las Vegas, Nevada 89104