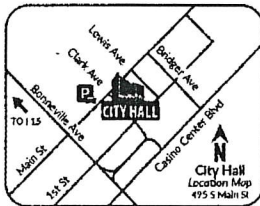


**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Community Development at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT
this Request

☐ I OPPOSE
this Request

Please use available blank space on card for your comments.

22-0360-SDR1

Planning Commission Meeting of **09/13/2022**

PRSRT
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Las Vegas, NV
Permit No. 1630

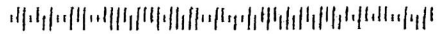
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SEP - 8 2022

City of Las Vegas
Department of Planning

22-0360-SDR1
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EL BENJAMIN L L C
701 S 9TH ST
LAS VEGAS NV 89101

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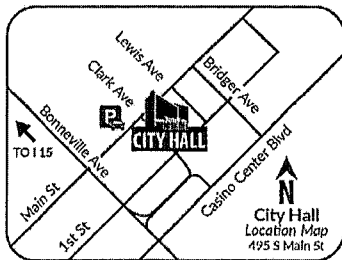


Submitted after final agenda

25A

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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22-0360-SDR1

Planning Commission Meeting of **09/13/2022**

22-0360-SDR1

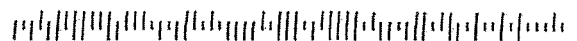
13934810028

JOEL SAKEN PROPERTIES L L C

7360 ATOLL AVE

NORTH HOLLYWOOD CA 91605

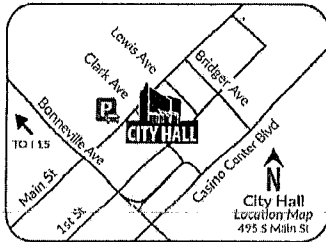
46 PREPARED BY



25 A

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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Department of Planning



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22-0360-SDR1

Planning Commission Meeting of 09/13/2022

22-0360-SDR1

13934310072

CHRISTENSEN FAMILY TRUST

CHRISTENSEN JAMES R & DAWN M TRS

601 S 6TH ST

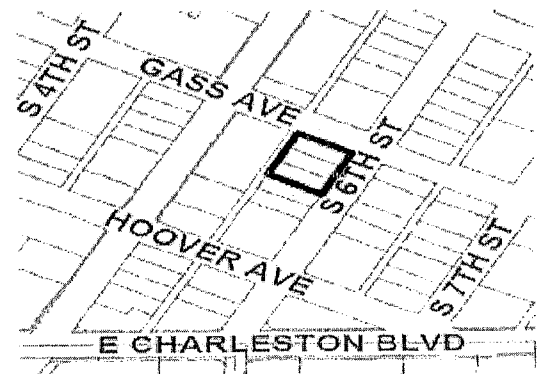
LAS VEGAS NV 89101-6919

Application Information

22-0360-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 551 G A HOLDINGS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED FIVE-STORY, 62-FOOT TALL, 19,536 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 86 RESIDENTIAL UNITS, 2,491 SQUARE FEET OF COMMERCIAL SPACE AND 729 SQUARE FEET OF OFFICE SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 0.48 acres at the southwest corner of Gass Avenue and 6th Street (APNs 139-34-410-194 through 196), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

No opposition I F
there is sufficient parking.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: 09/13/2022
Time: 6:00 PM
Location: Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Community Development, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

25A