



**LAS VEGAS  
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June 14, 2023

Steven M Kantor  
GLK Holdings IV Bruce LLC  
15210 McKendree Avenue  
Pacific Palisades, California 90272

**RE: 23-0196 [VAR1 AND SDR1]  
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.47 acres at 5991 West Cheyenne Avenue (APN 138-13-101-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear)

**23-0196-VAR1 - VARIANCE - TO ALLOW 69 PARKING SPACES WHERE 78 ARE REQUIRED**

**23-0196-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED INSTALLATION OF A DRIVE THROUGH USE WITHIN AN EXISTING 17,203 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND TO RECONFIGURE THE PARKING LOT**

This approval is subject to the following conditions:

**23-0196-VAR1 Conditions**

**Planning**

1. Conformance to the approved conditions for Special Use Permit (SUP-78301) except as amended herein.
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.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0196-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (23-0196-VAR1) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-78301) 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 date stamped 05/09/2023; and the landscape plan and building elevations date stamped 04/20/2023, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site
10. Comply with the approved Traffic Impact Analysis (#76132).

This item will be considered by the City Council on July 19, 2023. 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:ew

cc:

Jon Marshall  
Deep Roots Medical LLC  
195 Willis Carrier Canyon  
Mesquite, Nevada 89034

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2300 West Sahara Avenue Suite 1200  
Las Vegas, Nevada 89102