



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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July 19, 2023

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

**RE: 23-0196 [VAR1 AND SDR1]
CITY COUNCIL MEETING OF JULY 19, 2023**

Dear Applicant:

The City Council at a regular meeting held on *July 19, 2023* voted to **APPROVE** 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. The subject site shall include ample internal traffic signs, to further improve the site's overall circulation.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0196-VAR1) shall be required, if approved.
3. Conformance to the approved conditions for Special Use Permit (SUP-78301) except as amended herein.
4. 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.
5. All development shall be in conformance with the site plan date stamped 06/29/2023; and the landscape plan and building elevations date stamped 04/20/2023, except as amended by conditions herein.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.

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

Public Works

10. 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
11. Comply with the approved Traffic Impact Analysis (#76132).

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

cc:

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

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2300 West Sahara Avenue Suite 1200
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