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cityoflasvegas
lasvegasnevada.gov

March 11, 2026

Miguel Guitierrez
6245 North Dapple Gray Road
Las Vegas, Nevada 89149

RE: 25-0617-SDR1
PLANNING COMMISSION MEETING OF MARCH 10, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *March 10, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR THE ADDITION OF A PROPOSED ONE-STORY, 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING COMMERCIAL BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND OF TITLE 19.08 BUILDING FACADE DEVELOPMENT STANDARDS on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan date stamped 01/05/26; and building elevations date stamped 12/31/25, except as amended by conditions herein.
3. A Waiver of from Title 19.08.070 is hereby approved, to allow a five-foot wide landscape buffer on a portion of the south perimeter and a zero-foot landscape buffer on a portion of the north property line where eight feet is required.
4. A Waiver from Title 19.08.040 is hereby approved, to allow flat and plain building facades where patterns and materials that provide visual interest are required.
5. An Exception of from Title 19.08.040 is hereby approved, to allow four interior parking lot trees where 11 are required.

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 technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Fire & Rescue

12. 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.

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This item will be considered by the City Council on April 15, 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", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp