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cityoflasvegas
lasvegasnevada.gov

November 19, 2025

CK Investments LLC
2000 Shenley Court
Las Vegas, Nevada 89117

**RE: 25-0417-SDR1
PLANNING COMMISSION MEETING OF NOVEMBER 18, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 18, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 6,200 SQUARE-FOOT DENTAL OFFICE WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS at 6630 Grand Montecito Parkway (APN 125-20-711-015), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

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, landscape plan, and building elevations, date stamped 10/22/25, except as amended by conditions herein.
3. A Waiver from Town Center Development Standards is hereby approved to allow zero percent of the building to be built to the build-to-line where 70 percent is required.
4. A Waiver from Town Center Development Standards is hereby approved to allow no doorways, porticoes or other approved entryways on the building façade on a street front where such are required.
5. A Waiver from Town Center Development Standards is hereby approved to allow a four-foot perimeter landscape buffer adjacent to a Right-of-Way where 15 feet is required.

6. A Waiver from Town Center Development Standards is hereby approved to allow seven 24-inch box trees in the interior parking lot area, where eight trees are required.
7. A Waiver from Town Center Development Standards is hereby approved to allow 14 percent clear glazing at the ground floor level where 70 percent is required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Comply with approved Traffic Impact Analysis #3271.
16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

25-0417-SDR1 - Page Three
November 19, 2025

This item will be considered by the City Council on **December 17, 2025**. 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". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Sheldon Colen
SCA Design
2140 East Pebble Road, Suite 140
Las Vegas, Nevada 89123