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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 13, 2026

Annette Lexis
Charley, LLC
2231 East Desert Inn Road
Las Vegas, Nevada 89169

**RE: 26-0104-SDR1
PLANNING COMMISSION MEETING OF MAY 12, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on **May 12, 2026** voted to **APPROVE** the following Land Use Entitlement project request FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0310-SDR1) TO ALLOW REQUIRED PLANTING MATERIALS TO NOT BE INSTALLED FOR AN EXISTING PARKING LOT WITH A WAIVER OF THE APPENDIX F PERMANENT PARKING LOT DEVELOPMENT STANDARDS on 0.15 acres at 212 East Charleston Boulevard (APN 162-03-110-038), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (21-0310-SDR1) shall be required, 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 development shall be in conformance with the site plan and landscape plan, date stamped 03/02/26, except as amended by conditions herein.
4. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow zero 24-inch box trees and landscape area where two 15-gallon trees and 50 square feet of landscape area are required.
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.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Planning Commission on **May 12, 2026** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **May 26, 2026**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Chris Lexis
10845 Griffith Peak Drive, Suite 100
Las Vegas, Nevada 89135