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December 18, 2025

Daniel Kim
Rainbow & D I LLC
3755 Breakthrough Way, Suite 250
Las Vegas, Nevada 89135

**RE: 25-0365 [VAR1 AND SDR1]
CITY COUNCIL MEETING OF DECEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 0.48 acres at the southwest corner Charleston Boulevard and Strong Drive (APN 162-05-512-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

25-0365-VAR1 - VARIANCE - TO ALLOW A PROPOSED MEDICAL OFFICE BUILDING THAT DOES NOT CONFORM TO TITLE 19.08 DEVELOPMENT STANDARDS FOR SETBACKS AND RESIDENTIAL ADJACENCY

25-0365-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 3,574 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

25-0365-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved, to allow a 14-foot corner side yard setback where 15 feet is required.
2. A Variance is hereby approved, to allow an 18-foot front yard setback where 20 feet is required.
3. A Variance is hereby approved, to allow a 27-foot residential adjacency setback where 50 feet is required for a proposed trash receptacle.
4. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (25-0365-SDR1) shall be required, if approved.

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

25-0365-SDR1 CONDITIONS:

Planning

1. The site address shall remain 2601 West Charleston Boulevard upon the issuance of building permits.
2. Approval of and conformance to the Conditions of Approval for Variance (25-0365-VAR1) shall be required, if approved.
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, landscape plan, and building elevations, date stamped 11/17/25, except as amended by conditions herein.
5. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot wide perimeter landscape buffer on a portion of the west property line where eight feet is required.
6. An Exception from Title 19.12 is hereby approved, to allow five parking lot trees where seven trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A minimum of four 5-gallon shrubs shall be provided for every required tree in all landscape buffer areas.
 - All trees and planting materials shall be drought-tolerant and consistent with the Southern Nevada Water Authority & Southern Nevada Regional Planning Coalition Regional Plant List
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements on the Strong Drive concurrent with the development of this site.
14. 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.

15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. 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.
17. 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

18. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 18, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Wyn Dahlke
ACG Design
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Las Vegas, Nevada 89103