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CITY HALL

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cityoflasvegas
lasvegasnevada.gov

June 17, 2026

Charleston Corner, LLC
108 Encino Avenue
Camarillo, California 93010

**RE: 26-0059 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF JUNE 16, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 16, 2026* voted to **APPROVE** the following Land Use Entitlement project requests on 0.85 acres at 2035 East Charleston Boulevard (APN 139-35-803-027), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

26-0059-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ALCOHOL OFF-PREMISE, BEER/WINE USE

26-0059-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 2,824 SQUARE-FOOT CONVENIENCE STORE DEVELOPMENT WITH FUEL PUMPS WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

26-0059-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Beer/Wine use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (26-0059-SDR1) 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 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0059-SDR1 CONDITIONS:

Planning

- A. All trees shall be a minimum three-inch trunk caliper measured six inches from the base of the trunk.
 1. Approval of and conformance to the Conditions of Approval for Special Use Permit (26-0059-SUP1) shall be required, if approved.
 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, landscape plan, and building elevations, date stamped 05/13/26, except as amended by conditions herein.
 4. A Waiver of Title 19.09 is hereby approved, to allow mechanical equipment [tank vents] to not be screened from view from the street along Charleston Boulevard where such is required.
 5. A Waiver of Title 19.09 is hereby approved, to allow a building entrance that is not located to face a primary thoroughfare or be connected to a primary thoroughfare through an Open Space type consistent with Section 19.09.080 (Open Space Standards) where such is required.
 6. A Waiver of Title 19.09 is hereby approved, to allow a 65-foot front yard setback where 10 feet is the maximum allowed.
 7. A Waiver of Title 19.09 is hereby approved, to allow a zero-percent buildout along Charleston Boulevard where 70 percent is required.

8. A Waiver of Title 19.09 is hereby approved, to allow a one-foot Common Yard along Charleston Boulevard where 20 feet is required.
9. A Waiver of Title 19.09 is hereby approved, to allow a Common Yard frontage along Charleston Boulevard where such is not an allowed frontage type.
10. A Waiver of Title 19.09 is hereby approved, to allow a six-foot Common Yard along Eastern Avenue where 20 feet is required.
11. A Waiver of Title 19.09 is hereby approved, to allow a Common Yard frontage along Eastern Avenue where such is not an allowed frontage type.
12. A Waiver of Title 19.09 is hereby approved, to allow a 12-foot-tall ground floor height where 13 feet is required.
13. A Waiver of Title 19.09 is hereby approved, to allow a 152-foot corner side setback where 20 feet is the maximum allowed
14. A Waiver of Title 19.09 is hereby approved, to allow a zero-percent buildout along Eastern Avenue where 70 percent is required.
15. A Waiver of Title 19.09 is hereby approved, to allow a 40-foot-wide driveway where 34 feet is the maximum allowed.
16. A Waiver of Title 19.09 is hereby approved, to allow six parking stalls where four is the maximum allowed
17. A Waiver of Title 19.09 is hereby approved, to allow a six-foot landscape buffer along Charleston Boulevard where 15 feet is required along right-of-way.
18. A Waiver of Title 19.09 is hereby approved, to allow a one-foot landscape buffer along Eastern Avenue where 15 feet is required along right-of-way.
19. A Waiver of Title 19.09 is hereby approved, to allow a six-foot landscape buffer on the west perimeter of the site where eight feet is required along internal lot lines.
20. A Waiver of Title 19.09 is hereby approved, to allow a three feet landscape buffer along the north perimeter of the site where eight feet is required along internal lot lines.
21. An Exception of Title 19.09 hereby approved, to allow two landscape buffer trees where eight trees are required in the north perimeter landscape buffer.
22. 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.

23. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
24. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, except as amended by conditions herein.
25. Trash collection areas shall be screened in conformance with the provisions of Title 19.08.040.E.
26. 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.
27. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

28. 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. A radius-style driveway is required on Charleston Boulevard and it shall have directional ramps.
29. Extend the median in Charleston Boulevard westerly as approved in the required Traffic Impact Analysis. Both driveways for this site shall be right-in/right-out access only.
30. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submitting sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.

31. Connect to the existing 18" sewer main in Charleston Boulevard at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
32. 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.
33. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
34. Queues for the overall site shall not extend into the public right-of-way as a result of the operations on this site
35. 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

36. 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.

This action by the Planning Commission on **June 16, 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 **June 29, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Grant Dennis
Murphy USA
200 East Peach Street
El Dorado, Arkansas 71730

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135