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July 15, 2026

David Bechtel
Masonic Memorial Temple
2200 West Mesquite Avenue, Suite 170
Las Vegas, Nevada 89106

RE: 26-0193-SDR1
PLANNING COMMISSION MEETING OF JULY 14, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 36,000 SQUARE-FOOT OFFICE BUILDING DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION DEVELOPMENT STANDARDS on 2.76 acres at the northeast corner of Mesquite Avenue and Rancho Drive (APN 139-29-801-010), O (Office) Zone, Ward 1 (Knudsen).

This approval is subject to the following **AMENDED** conditions:

Planning

- A. Fast growing large, shade trees with a minimum three-inch trunk caliper measured six inches from the base of the trunk in accordance with the Southern Nevada Regional Plant List shall be planted along Rancho Drive, Mesquite Avenue and I-11.
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 05/21/26, except as amended by conditions herein.
3. A Waiver from Title 19.08.60 is hereby approved, to allow a 13-foot wide landscape buffer on the west perimeter and a 10-foot wide landscape buffer on the south perimeter adjacent to the right-of-way where 15 feet is required and to allow zero-foot wide buffer along the east interior lot line where eight feet is required.

4. A Waiver from Title 19.08.040 is hereby approved, to allow the proposed building to not be oriented towards the corner of the lot as required.
5. An Exception from Title 19.08.040 is hereby approved, to allow 45, 24-inch box trees within the perimeter landscape buffer areas, where 61 trees are required.
6. An Exception from Title 19.08.110 is hereby approved, to allow 41 parking lot islands and end caps with 24-inch box tree and four shrubs, where 44 parking lot islands and end caps 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. Trash collection areas shall be screened in conformance with the provisions of Title 19.08.040.E.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Rancho Drive adjacent to this site in conformance with Standard Drawing #234.2 and 234.5 to the Regional Transportation Commission (RTC). If required by the RTC, construct the Bus Shelter Pad at a location acceptable to the RTC.
13. 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 on Rancho Drive, 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.

14. Construct all incomplete half-street improvements (sidewalk) on Mesquite Avenue concurrent with the development of this site. 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. Radius style driveways are required and they shall have directional ramps.
15. Coordinate the sewer connection to the existing 12" line in Rancho Drive at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Complete Streets NEPA (MWA863) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
18. Submit a License Agreement for landscaping and private improvements in the public right-of-way adjacent to this site, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
19. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
20. Queues for the overall site shall not extend into the public right-of-way as a result of the operations on this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study including any necessary Public Drainage Easements. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The required Drainage Study must receive Clark County Regional Flood Control District concurrence.

Fire & Rescue

22. 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 item will be considered by the City Council on **August 19, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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Las Vegas, Nevada 89135

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