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July 15, 2026

Richard Truesdell
Cornerstone Commercial Real Estate
1112 Westwood Drive
Las Vegas, Nevada 89102

**RE: 26-0250 [ZON1, VAR1, AND 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 requests on 4.12 acres at the southeast corner of Charleston Boulevard and Westwood Drive (APNs multiple), Ward 1 (Knudsen).

26-0250-ZON1 - REZONING - FROM: T3-N (T3 NEIGHBORHOOD) TO: T4-C (T4 CORRIDOR) [APNs 162-04-111-009, 010, 011, 013, and 014]

26-0250-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT PERIMETER LANDSCAPE BUFFER ADJACENT TO A T3 DESIGNATED OR SINGLE-FAMILY RESIDENTIAL DISTRICT PARCEL WHERE 15 FEET IS THE MINIMUM REQUIRED

26-0250-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED EIGHT-STORY, 206,900 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

26-0250-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow an eight-foot perimeter landscape buffer adjacent to a T3 designated or single-family residential district parcel where 15 feet is the minimum required.
2. Approval of Rezoning (26-0250-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (26-0250-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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

26-0250-SDR1 CONDITIONS:

Planning

1. Approval of Rezoning (26-0250-ZON1) and approval of and conformance to the Conditions of Approval for Variance (26-0250-VAR1) 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 and building elevations, date stamped 05/21/26, and the landscape plan, date stamped 05/26/26, except as amended by conditions herein.
4. A Waiver of Title 19.09.050 is hereby approved, to allow a 43-foot residential adjacency setback where 105 feet is required.
5. A Waiver of Title 19.09.050 is hereby approved, to allow a main body depth of 187 feet where 175 feet is the maximum allowed for the Flex Mid-Rise building type.
6. A Waiver of Title 19.09.050 is hereby approved, to allow a secondary wing width of 121 feet where 40 feet is the maximum allowed for the Flex Mid-Rise building type.
7. A Waiver of Title 19.09.050 is hereby approved, to allow a secondary wing depth of 193 feet where 75 feet is the maximum allowed for the Flex Mid-Rise building type.
8. A Waiver of Title 19.09.050 is hereby approved, to allow a six-foot front yard setback where 10 feet is required.
9. A Waiver of Title 19.09.050 is hereby approved, to allow an eight-foot rear yard setback where 10 feet is required.

10. A Waiver of Title 19.09.050 is hereby approved, to allow 38 percent build-out along Westwood Drive where 50 percent is required.
11. A Waiver of Title 19.09.050 is hereby approved, to allow a 24-foot one-way driveway where 14 feet is the maximum allowed.
12. A Waiver of Title 19.09.050 is hereby approved, to allow a parking structure that does not provide ground level façade enhancements or simulate shopfronts where such is required.
13. A Waiver of Title 19.09.070 is hereby approved, to allow zero percent ground-floor transparency along Shadow Lane where 50 percent is required.
14. A Waiver of Title 19.09.100 is hereby approved, to allow 1,000 parking stalls where 823 is the maximum allowed.
15. A Waiver of Title 19.04.320 is hereby approved, to allow a five-foot amenity zone where seven feet is required.
16. An Exception of Title 19.04.320 is hereby approved, to allow one tree every 30 feet along a portion of Westwood Drive where one tree every 20 feet is required.
17. An Exception of Titles 19.09.100 and 19.09.050 is hereby approved, to allow 69 landscape buffer trees where 79 are required.
18. 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.
19. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
20. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. If a mapping action is required, the mapping action shall be completed and recorded prior to, or concurrent with, the issuance of any building permits.
21. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
22. 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.

23. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
24. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
25. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.
26. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

27. Dedicate right-of-way on Charleston Boulevard to match the adjacent right-of-way and dedicate 35 feet of right-of-way on Ellis Avenue where such does not exist on a mapping action for this site. Additionally, dedicate 15-foot radii at both the northeast corner of Westwood Drive and Ellis Avenue and the northwest corner of Shadow Lane and Ellis Avenue on a mapping action for this site.
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 on Westwood Drive and Shadow Lane, 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. Radius style driveways shall be used and they shall have directional ramps.
29. Construct half-street improvements on Ellis Avenue adjacent to this site with a minimum 25-foot curb to curb width, sidewalk on the north side and streetlights concurrent with development of this site. Ellis Avenue shall be marked as no parking and provide appropriate striping for one lane in each direction. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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 submittal of 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. Coordinate the sewer connection for this site at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
32. 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.
33. 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).
34. The driveway on Charleston Boulevard shall be exit only. Curb return radii and signage shall meet the approval of the Transportation Engineering Section of the Department of Public Works.
35. 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. 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.
36. 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.

Fire & Rescue

37. As this is a High-Rise development (exceeds 75 feet to the highest occupied floor), the applicant shall comply with the High-Rise provisions and submit a Fire Protection Report. This report must be submitted directly to Fire Engineering for review and approval before the building permit set submittal.
38. 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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