



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING
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cityoflasvegas
lasvegasnevada.gov

September 19, 2019

Drea 357, LLC
1528 Castle Crest Drive
Las Vegas, Nevada 89117

**RE: VAR-76577 [PRJ-76322] - VARIANCE RELATED TO GPA-76573,
ZON-76574 AND SDR-76578
CITY COUNCIL MEETING OF SEPTEMBER 18, 2019**

Dear Applicant:

The City Council at a regular meeting held on September 18, 2019 voted to **APPROVE** your request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76573), Rezoning (ZON-76574), and Site Development Plan Review (SDR-76578) 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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Dennis Meservy
Mistteerose Holding, LLC
601 East Charleston Boulevard, Suite #101
Las Vegas, Nevada 89104

Mr. Ricki Barlow
LV Access & Associates
3172 North Rainbow Boulevard, Suite #202
Las Vegas, Nevada 89108