



**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF PLANNING

**ROBERT SUMMERFIELD**  
DIRECTOR

**DEVELOPMENT  
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cityoflasvegas  
lasvegasnevada.gov

October 3, 2019

Mr. Eran Gold  
Gold LT, LLC #6  
9159 West Flamingo Road, Suite #102  
Las Vegas, Nevada 89147

**RE: VAR-76697 [PRJ-75934] - VARIANCE RELATED TO GPA-75954,  
ZON-75955, VAR-76696 AND SDR-76698  
CITY COUNCIL MEETING OF OCTOBER 2, 2019**

Dear Mr. Gold:

The City Council at a regular meeting held on October 2, 2019 voted to **APPROVE** a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934].

This approval is subject to the following conditions:

**Planning**

1. Approval of General Plan Amendment (GPA-75954) and Rezoning (ZON-75955), and conformance to the Conditions of Approval for Variance (VAR-76696) and Site Development Plan Review (SDR-76698) 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 October 3, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive style with a large, prominent "R" at the beginning.

Robert Summerfield, AICP<sup>®</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. James P. Smith  
9159 West Flamingo Road, Suite #102  
Las Vegas, Nevada 89147