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cityoflasvegas
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February 6, 2020

Mr. David Bechtel
Masonic Memorial Temple
2200 West Mesquite Avenue
Las Vegas, Nevada 89106

**RE: VAR-77522 [PRJ-77484] - VARIANCE RELATED TO SDR-77523
CITY COUNCIL MEETING OF FEBRUARY 5, 2020**

Dear Mr. Bechtel:

The City Council at a regular meeting held on February 5, 2020 voted to **APPROVE** your request for a Variance TO ALLOW NO SIDEWALK IMPROVEMENTS ALONG A PORTION OF MESQUITE AVENUE WHERE SUCH ARE REQUIRED on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77523) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0011-02).
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 Department of Building and Safety.
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

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Public Works

7. Sign a Covenant Running with Land agreement for the possible future installation of incomplete half-street improvements (sidewalk) per City Standards on Mesquite Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits for this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 6, 2020.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

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