



**LAS VEGAS  
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DIRECTOR

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cityoflasvegas  
lasvegasnevada.gov

January 16, 2020

Mr. Kurt Guldi  
Decatur Meadows Shopping Center, LLC  
One West Washington Street, Suite #430  
Phoenix, Arizona 85004

**RE: VAR-77642 [PRJ-77348] - VARIANCE RELATED TO SDR-77643  
CITY COUNCIL MEETING OF JANUARY 15, 2020**

Dear Mr. Guldi:

The City Council at a regular meeting held on January 15, 2020 voted to **APPROVE** your request for a Variance TO ALLOW 407 PARKING SPACES WHERE 449 SPACES ARE REQUIRED on 9.32 acres on the west side of Decatur Boulevard, approximately 190 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348].

This approval is subject to the following conditions:

**Planning**

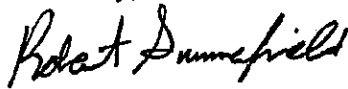
1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77643) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may 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 January 16, 2020.

Sincerely,



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

RTS:PL:clb

cc: Mr. Daniel Batty  
Dutch Bros Coffee  
110 SW 4th Street  
Grant Pass, Oregon 97526

Ms. Kimberly Raden  
ADN Architects  
1330 Olympic Boulevard  
Santa Monica, California 90404