



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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DIRECTOR

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cityoflasvegas  
lasvegasnevada.gov

May 21, 2020

Ms. Macie Hertoghe  
LDR Partners  
3775 North Freeway, Suite #101  
Sacramento, California 95834

**RE: VAR-78455 [PRJ-78379] - VARIANCE RELATED TO ZON-78454,  
VAR-78456 AND SDR-78460  
CITY COUNCIL MEETING OF MAY 20, 2020**

Dear Ms. Hertoghe:

The City Council at a regular meeting held on May 20, 2020 voted to **APPROVE** a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 128 ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379].

This approval is subject to the following conditions:

**Planning**

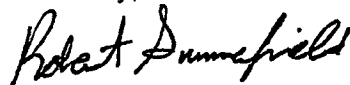
1. A Variance is hereby approved to allow 74 parking spaces where 128 are required.
2. Approval of Rezoning (ZON-78454); and approval of and conformance to the Conditions of Approval for Variance (VAR-78456) and Site Development Plan Review (SDR-78460) shall be required, if approved.
3. This approval 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 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.

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6. 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 May 21, 2020.

Sincerely,



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

RTS:PL:clb

cc: Mr. John Curran  
Dapper Development  
985 White Drive, Suite #100  
Las Vegas, Nevada 89119