



**LAS VEGAS
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May 21, 2020

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

**RE: VAR-78456 [PRJ-78379] - VARIANCE RELATED TO ZON-78454,
VAR-78455 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 AN EIGHT-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A TRASH RECEPTACLE WHERE 50 FEET IS REQUIRED AND A 21-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A BUILDING WHERE 63 FEET IS 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

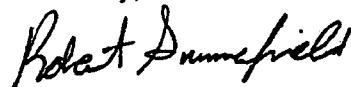
1. A Variance is hereby approved to allow an eight-foot residential adjacency setback for a trash receptacle where 50 feet is required.
2. A Variance is hereby approved to allow a 21-foot residential adjacency setback for a building where 63 feet is required.
3. Approval of Rezoning (ZON-78454); and approval of and conformance to the Conditions of Approval for Variance (VAR-78455) and Site Development Plan Review (SDR-78460) shall be required, if approved.
4. 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.

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5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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 ^{PL}
Director
Department of Planning

RTS:PL:clb

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