



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

November 18, 2021

Mr. Brian Dice
Mahana Asset Management Group, LLC
1770 Post Street, Suite #135
San Francisco, California 94115

**RE: 21-0532-VAR1, 21-0532-SUP1 AND 21-0532-SDR1
CITY COUNCIL MEETING OF NOVEMBER 17, 2021**

Dear Mr. Dice:

The City Council at a regular meeting held on **November 17, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 0.50 acres at 1300 C Street (APN 139-27-111-066), T3-N (T3 Neighborhood) Zone, Ward 5 (Crear).

- **21-0532-VAR1** - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.09.100.E LANDSCAPE STANDARDS
- **21-0532-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED COMMUNITY GARDEN USE
- **21-0532-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMUNITY GARDEN DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED

21-0532-VAR1 approval is subject to the following conditions:

Planning

1. A Variance is hereby approved to allow six-foot landscape buffers adjacent to right-of-way where 15 feet is required.
2. A Variance is hereby approved to allow six-foot landscape buffers adjacent to interior lot lines where eight feet is required.

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3. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0532-SUP1) and Site Development Plan Review (21-0532-SDR1) 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.
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.

21-0532-SUP1 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Community Garden use.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0532-VAR1) and Site Development Plan Review (21-0532-SDR1) 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.

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0532-SDR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0532-VAR1) and Special Use Permit (21-0532-SUP1) 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/25/21, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow an eight-foot front yard fence where five feet is the maximum height allowed.
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. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time as the Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.

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8. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate a 10-foot radius on the northeast corner of "C" Street and Monroe Avenue prior to the issuance of any permits.
11. Maintain a minimum five-foot-wide sidewalk width adjacent to this site. The sidewalks adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.
12. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Submit a License Agreement for landscaping and private improvements in the "C" Street and Monroe Avenue public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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The Notice of Final Action was filed with the Las Vegas City Clerk on November 18, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Melvin Green
KME Architects, LLC
8367 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147