



**LAS VEGAS
CITY COUNCIL**

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City Manager

January 20, 2022

Mr. James Wilmot
205 S. Eleventh Street, LLC
1925 Village Center Circle, Suite #150
Las Vegas, Nevada 89134

**RE: 21-0651-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Wilmot:

The City Council at a regular meeting held on **January 19, 2022** voted to **APPROVE** a Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.15 acres at 205 South 11th Street (APN 139-34-712-109), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/21/21, except as amended by conditions herein.
3. A Waiver from Title 19.06.120 is hereby approved, to allow a five-foot front yard setback where ten feet is required in the R-4 (High Density Residential) zoning district.
4. A Waiver from Title 19.06.120 is hereby approved, to allow zero-foot side yard setbacks where five feet is required in the R-4 (High Density Residential) zoning district.
5. A Waiver from Title 19.06.120 and 19.12.070 is hereby approved, to allow zero parking spaces where 26 spaces are required.
6. A Waiver from Title 19.08.110(C)(1)(a) is hereby approved, to allow the backing of a motor vehicle onto the public street from a parking area, where such is prohibited.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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7. A Waiver from Title 19.06.120 is hereby approved, to allow zero-foot wide perimeter landscape buffers where 10 feet is required along the west property line and six feet is required along the north and south property lines.
8. An Exception from Title 19.06.040.F.8 is hereby approved, to allow zero 24-inch box trees within the west, north and south perimeter buffer where fourteen (14) 24-inch box trees are required.
9. An Exception from Title 19.08.110 is hereby approved, to allow one 24-inch box tree within the end caps within the parking lot, where four 24-inch box trees and one island are required.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
13. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
14. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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15. 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 application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. The sidewalk along Eleventh Street 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 development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
19. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements (streetlights) per current City of Las Vegas Downtown Masterplan standards. 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 building permits for this site.
20. Prior to the issuance of any permits, the developer shall perform a conditional assessment on the existing sewer lateral(s) for connection feasibility to determine if there's adequate capacity for the proposed development. The assessment shall be verified by the City of Las Vegas Building and Safety Department.
21. Parking stalls located along the alley shall be a minimum of 22-feet in length.

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22. 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.
23. Submit a License Agreement for landscaping and private improvements in the 11th Street public right-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).
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Craig Palacios
Bunnyfish Studio
208 South Maryland Parkway, Suite A
Las Vegas, Nevada 89101