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February 9, 2022

Mr. Glenn Plantone
518 Saint Louis LLC
7312 West Cheyenne Avenue, Ste. 6
Las Vegas, Nevada 89129

**RE: 21-0760-ZON1, 21-0760-VAR1 AND 21-0760-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.21 acres on the southwest corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-413-045), Ward 3 (Diaz).

21-0760-ZON1 - REZONING - FROM: P-R (PROFESSIONAL OFFICE & PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

21-0760-VAR1 - VARIANCE - TO ALLOW TWO PARKING SPACES WHERE 11 ARE REQUIRED

21-0760-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SEVEN-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

21-0760-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow seven parking spaces where 11 are required.
2. Approval of Rezoning (21-0760-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0760-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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0760-SDR1 CONDITIONS

Planning

1. Approval of Rezoning (21-0760-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0760-VAR1) 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 01/25/22, except as amended by conditions herein.
4. A Waiver from Title 19.06 is hereby approved, to allow a four-foot landscape buffer adjacent to the St. Louis Avenue right-of-way where 10 feet is required.
5. A Waiver from Title 19.06 is hereby approved, to allow a four-foot landscape buffer adjacent to the Santa Clara Drive right-of-way where 10 feet is required
6. A Waiver from Title 19.06 is hereby approved, to allow a two-foot landscape buffer adjacent to the southern property line.
7. An Exception from Title 19.06 is hereby approved, to allow one tree within the norther perimeter landscape buffer where three are required.
8. An Exception from Title 19.06 is hereby approved, to allow zero parking lot trees where two are required.

9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. 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 the visibility of any traffic control device.
13. 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.
14. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

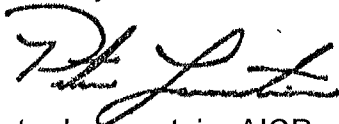
Public Works

16. The sidewalks along St. Louis Avenue and Santa Clara Drive 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.
17. Existing driveways shall be removed as needed and reconstructed to correspond with the location and widths shown on the approved site plan concurrent with the development of this site. The driveways shown on the site plan do not appear to represent the actual existing driveways in location nor width.

18. This site shall connect to the Public Sewer running along the eastern boundary of the parcel. For new sewer lateral taps into a Public Sewer Main for multi-family residential development, the minimum nominal pipe diameter shall not be less than 6-inches. However, this site may continue to utilize existing sewer lateral connections less than 6-inches in diameter with feasibility condition assessment to be verified by The City of Las Vegas Building and Safety Department.
19. Submit a License Agreement for landscaping and private improvements in the Saint Louis Avenue public right-of-way 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).

This item will be considered by the City Council on March 16, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

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Ms. Simona Stephens
Suzana Rutar Architect LTD
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