



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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February 9, 2022

Mr. Juan Aguirre
Casas Bonitas LV, LLC
1003 Hollowbluff Avenue
Las Vegas, Nevada 89031

**RE: 21-0826-SUP1 AND 21-0826-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 1.40 acres at 1889 Cypress Trail and 3925 Coran Lane (APNs 139-19-703-002 and 004), C-2 (General Commercial) Zone, Ward 5 (Crear).

21-0826-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE

21-0826-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

21-0826-SUP1 CONDITIONS

Planning

1. Approval of conformance to the Conditions of Approval for Site Development Plan Review (21-0826-SDR1) 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 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.

4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0826-SDR1 CONDITIONS

Planning

1. Approval of conformance to the Conditions of Approval for Special Use Permit (21-0826-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. If approved, the applicant shall adhere to all Clark County Department of Aviation requirements.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/23/21, except as amended by conditions herein.
5. A Waiver from Title 19.08.080 is hereby approved, to allow a 10-foot landscape buffer width adjacent to the north property line where 15 feet is required.
6. A Waiver from Title 19.08.080 is hereby approved, to allow a zero to 10-foot landscape buffer width adjacent to the east property line where 15 feet is required.
7. A Waiver from Title 19.08.080 is hereby approved, to allow a six to 10-foot landscape buffer adjacent to the west property line where eight feet is required.
8. An Exception from Title 19.08.040 is hereby approved, to allow 32 trees within landscape buffer areas where 40 are required.
9. An Exception from Title 19.08.040 is hereby approved, to allow seven interior parking area trees where 16 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. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

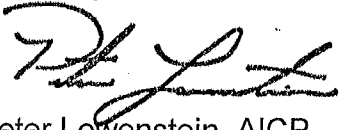
Public Works

16. Dedicate 30 feet of right-of-way adjacent to this site for Coran Lane, 30 feet for Cypress Trail, and a 15 foot radius on the southwest corner of Coran Lane and Cypress Trail prior to the issuance of permits for this site.
17. Construct half-street improvements on Coran lane and Cypress Trail, including appropriate pavement transitions, meeting current City Standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
18. 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, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

21-0826-SUP1 AND 21-0826-SDR1 - Page Four
February 9, 2022

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,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Jaime De La Vega
6944 Erin Circle
Las Vegas, Nevada 89145