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cityoflasvegas
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February 9, 2022

Mr. Bill Gorski
Avanti Equine Nevada, LLC
500 N. Jones Blvd.
Las Vegas, Nevada 89130

**RE: ABEYANCE - 21-0645-VAR1, 21-0645-VAR2, 21-0645-SUP1 AND
21-0645-SDR1**

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **STRIKE** the following Land Use Entitlement project request on 1.98 acres at the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Fiore).

**21-0645-VAR2 - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL
ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED**

The Notice of Final Action was filed with the Las Vegas City Clerk on February 9, 2022.

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 1.98 acres at the southeast corner of Rosada Way and Jones Boulevard (APN 125-36-302-001), R-E (Residence Estates) Zone, Ward 6 (Fiore).

**21-0645-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT TALL SOLID
SCREEN WALL WITHIN THE FRONT SETBACK AREA WHERE FIVE
FEET IS THE MAXIMUM ALLOWED**

**21-0645-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT
TO AN APPROVED SPECIAL USE PERMIT (SUP-5228) FOR A
PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL
HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE PENS**

**21-0645-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR
AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW
(SDR-5094) FOR A PROPOSED 9,660 SQUARE-FOOT ADDITION TO AN
EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER WITH OUTSIDE
PENS**

This approval is subject to the following conditions:

21-0645-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a six-foot tall solid screen wall within the front setback area where five feet is the maximum height allowed.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0645-SUP1) and Site Development Plan Review (21-0645-SDR1) shall be required, if approved.
3. Conformance to the approved conditions for Special Use Permit (SUP-5228) and Site Development Plan Review (SDR-5094), except as amended herein.
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.

21-0645-SUP1 CONDITIONS

Planning

1. A Special Use Permit is hereby approved for an Animal Hospital, Clinic, or Shelter (with Outside pens).
2. Approval of and conformance to the Conditions of Approval for Variance (21-0645-VAR1) and Site Development Plan Review (21-0645-SDR1) shall be required, if approved.

3. Conformance to the approved conditions for Special Use Permit (SUP-5228) and Site Development Plan Review (SDR-5094), except as amended herein.
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, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0645-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0645-VAR1) and Special Use Permit (21-0645-SUP1) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-5228) and Site Development Plan Review (SDR-5094), except as amended herein.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/19/22, except as amended by conditions herein.
5. Coordinate with the Department of Building & Safety for an alternative ground cover to be utilized in lieu of asphalt or concrete.

6. A Waiver from Title 19.06 and 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east and south property line where an eight-foot wide landscape buffer is required adjacent to interior lot lines.
7. A Waiver from Title 19.06 and 19.08 is hereby approved to allow a six-foot wide landscape buffer adjacent to Jones Boulevard and La Madre Way where a 15-foot wide landscape buffer is required adjacent to right-of-way.
8. An Exception from Title 19.06 and 19.08 is hereby approved, to allow zero parking lot landscape islands where three 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. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The sidewalks along Jones Boulevard 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. Remove all unused driveways and replace with curb, gutter and sidewalk meeting current City standards concurrent with development of this site.

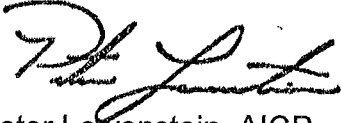
15. Construct half-street improvements on Rosada Way adjacent to this site concurrent with development of this site. The improvements shall meet City Standards unless otherwise allowed through a deviation of standards approved by the City Engineer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. 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.
17. Submit a License Agreement for landscaping and private improvements, if any, in the Rosada Way public right-of-way prior to this 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 encroaching in 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

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No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

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

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Ms. Leslie Schur, DVM
Desert Pines Equine
5000 N. Jones Blvd.
Las Vegas, Nevada 89123

Mr. Doug Purvis
DouglasGPurvis Architect LLC
2545 Quail Wood Court
Henderson, Nevada 89074