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March 9, 2022

Mr. Jorge Cervantes
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89104

**RE: 22-0026-VAR1 AND 22-0026-SDR1
PLANNING COMMISSION MEETING OF MARCH 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 0.41 acres at 1150 West Owens Avenue (APN 139-21-803-006), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

22-0026-VAR1 - VARIANCE - TO ALLOW 12 PARKING SPACES WHERE 21 ARE REQUIRED

22-0026-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,135 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

22-0026-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow 12 parking spaces where 21 are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0026-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.

22-0026-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0026-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 01/19/22, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer adjacent to a portion of the northern property line where eight feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer adjacent to a portion of the eastern property line where eight feet is required.
6. An Exception from Title 19.08 is hereby approved, to allow four trees where five are required within the southern perimeter landscape buffer.
7. An Exception from Title 19.08 is hereby approved, to allow one tree where six are required within the eastern perimeter landscape buffer.
8. An Exception from Title 19.08 is hereby approved, to allow six trees where eight are required within the western perimeter landscape buffer.
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 sidewalk 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 needed to complete this requirement.
15. Landscape and maintain all unimproved right-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.
16. If there are any traffic-generated problems with the proposed gated entry accessing this site from J St., the City Traffic Engineer may require the gate to be open during business hours. Any deviations to width, ingress/egress radii, or throat depth beyond what is shown on the approved site plan may require separate approval from the City Traffic Engineer.
17. 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.

This action by the Planning Commission on **March 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 **March 21, 2022**.

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 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Myisha Boyce
MYS LLC
1000 N. Green Valley Pkwy., Ste. 440-592
Henderson, Nevada 89074