



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

David LeGrand
Main Street Investments III LLC
3773 Howard Hughes Parkway Suite 500S
Las Vegas, Nevada 89169

**RE: 21-0669-EOT1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Mr LeGrand:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request for the First Extension of Time of an approved Special Use Permit (SUP-76230) FOR A PROPOSED 3,720 SQUARE-FOOT CANNABIS DISPENSARY USE at 1319 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall expire on October 16, 2023 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for SUP-76230 and all other related actions as required by the Department of Planning and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 2, 2022

Dara Goldsmith, Esq
899 Fremont LLC
2055 Village Center Circle
Las Vegas, Nevada 89134

**RE: 21-0756-EOT1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Ms. Goldsmith:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request for an 11th Extension of Time FOR A NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE at 899 Fremont Street and 115 South 8th Street (APNs 139-34-612-056 and 027), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This Extension of Time for a nonconforming Liquor Establishment (Tavern) use shall expire on February 2, 2023 unless another Extension of Time is approved by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc:	Dara Goldsmith, Esq DTP MGMT LLC 2055 Village Center Circle Las Vegas, Nevada 89134	Dara Goldsmith, Esq Goldsmith & Guymon 2055 Village Center Circle Las Vegas, Nevada 89134
-----	--	--

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

Lonnie Jones
Poole-Sanford LLC
3901 North Rancho Drive
Las Vegas, Nevada 89130

RE: 21-0777-RQR1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022

Dear Applicant:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0010-97) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 3901 North Rancho Drive (APN 138-12-110-004), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0010-97).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit (U-0010-97) in five (5) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

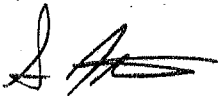
Lonnie Jones
Poole-Sanford LLC
21-0777-RQR1
Page Two
February 2, 2022

5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0010-97) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc: Lonnie Jones
Clear Channel Outdoor
6355 South Cimarron Road Suite 170
Las Vegas, Nevada 89113



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

Lonnie Jones
Clear Channel Easement
6355 South Cimarron Road Suite 170
Las Vegas, Nevada 89113

RE: 21-0778-RQR1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022

Dear Applicant:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request or a Required Review of an approved Special Use Permit (SUP-3140) FOR AN EXISTING 55-FOOT TALL, 26-FOOT X 24-FOOT OFF-PREMISE SIGN at 2601 Westwood Drive (APN 162-09-102-005), M (Industrial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3140).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit (SUP-3140) in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

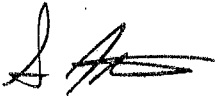
Lonnie Jones
Clear Channel Easement
21-0778-RQR1
Page Two
February 2, 2022

5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (SUP-3140) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc: Lonnie Jones
Clear Channel Outdoor
6355 South Cimarron Road Suite 170
Las Vegas, Nevada 89113



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

Lonnie Jones
Wiens Holding LP
2750 North Decatur Boulevard
Las Vegas, Nevada 89108

**RE: 21-0779-RQR1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Applicant:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0030-91) FOR AN EXISTING 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2750 North Decatur Boulevard (APN 139-18-302-002), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

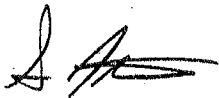
1. Conformance to the Conditions of Approval for Special Use Permit (U-0030-91).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit (U-0030-91) in five (5) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

Lonnie Jones
Wiens Holding LP
21-0779-RQR1
Page Two
February 2, 2022

5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (U-0030-91) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc: Lonnie Jones
Clear Channel Outdoor
6355 South Cimarron Road Suite 170
Las Vegas, Nevada 89113



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

Lonnie Jones
Lazarou Real Estate
1701 South Decatur Boulevard
Las Vegas, Nevada 89102

**RE: 21-0780-RQR1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Applicant:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request for a Required Review of an approved Special Use Permit (U-0135-95) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (U-0135-95).
2. Graffiti on the south façade of the off-premise sign shall be removed within 10 days of final approval.
3. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
4. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

Lonnie Jones
Lazarou Real Estate
21-0780-RQR1
Page Two
February 2, 2022

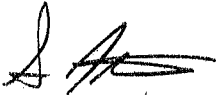
5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

6. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc: Lonnie Jones
Clear Channel Outdoor
6355 South Cimarron Road Suite 170
Las Vegas, Nevada 89113



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

Lonnie Jones
Mark and Lorilyn Milford Trust
1615 North Decatur Boulevard
Las Vegas, Nevada 89108

**RE: 21-0781-RQR1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Applicant:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request for a Required Review of an approved Special Use Permit (SUP-4169) FOR AN EXISTING 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1615 North Decatur Boulevard (APN 138-24-804-013), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

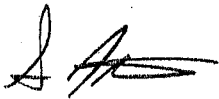
1. Conformance to the Conditions of Approval for Special Use Permit (SUP-4169).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.

Lonnie Jones
Mark and Lorilyn Milford Trust
21-0781-RQR1
Page Two
February 2, 2022

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc: Lonnie Jones
Clear Channel Outdoor
6355 South Cimarron Road Suite 170
Las Vegas, Nevada 89113



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

Lonnie Jones
Sun Investments LLC
20551 Carancho Road
Temecula, California 92590

**RE: 21-0782-RQR1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Applicant:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** a Land Use Entitlement project request for a Required Review of an approved Variance (V-0066-97) WHICH ALLOWED AN EXISTING 55-FOOT TALL, NONCONFORMING OFF-PREMISE SIGN TO BE RAISED TO A HEIGHT OF 85 FEET, WHICH IS 60 FEET ABOVE THE FREEWAY GRADE WHERE 30 FEET ABOVE THE ELEVATED GRADE IS THE MAXIMUM HEIGHT ALLOWED; AND ALLOWED THE SIGN TO BE A DISTANCE OF 520 FEET FROM AN EXISTING OFF-PREMISE SIGN AND 30 FEET FROM A "R" DESIGNATED ZONING DISTRICT WHERE 750 FEET AND 300 FEET ARE THE MINIMUM DISTANCE SEPARATIONS REQUIRED at 616 "H" Street (APN 139-27-310-069), T4-N (T4 Neighborhood) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

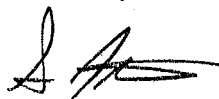
1. Conformance to the Conditions of Approval for Variance (V-0066-97).
2. The applicant shall submit an application to the City of Las Vegas for a Required Review of this Special Use Permit in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for fees associated with the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

Lonnie Jones
Sun Investments LLC
21-0782-RQR1
Page Two
February 2, 2022

3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Variance shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc: Lonnie Jones
Clear Channel Outdoor
6355 South Cimarron Road Suite 170
Las Vegas, Nevada 89113



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

WLCL Lending LLC
3625 South Town Center Drive
Las Vegas, Nevada 89135

**RE: 21-0599 ZON1, 21-0599-VAR1 AND 21-0599 TMP1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Applicant:

The City Council at a regular meeting held on **February 2, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 17.85 acres on the south side of Owens Avenue, approximately 630 feet west of Lamb Boulevard (APNs 140-30-503-001 and 002; and 140-30-520-017 through 033), Ward 3 (Diaz).

21-0599-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED)

21-0599-VAR1 - VARIANCE - TO ALLOW STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED

21-0599-TMP1 - TENTATIVE MAP - LAMB & OWENS - FOR A 222-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION

21-0599 VAR1 approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (21-0599-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0599-SUP1) shall be required, if approved.
2. This approval shall be void four 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.

WLCL Lending LLC
21-0599-ZON1, 21-0599 VAR1. AND 21-0599 TMP1
Page Two
February 2, 2022

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

21-0599-TMP-1 approval is subject to the following conditions:

1. Handicapped parking spaces shall be designed according to Title 19.08.110 requirements.
2. An Exception of Title 19.08.110 is hereby approved, to allow zero trees in the guest parking areas where 10 trees are required.
3. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void
4. Approval of a Rezoning (21-0599-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0599-VAR1) shall be required, if approved.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. 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.

7. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Concurrent with development, dedicate and construct the right turn lane/bus turn out on Owens Avenue and the appropriate cul-de-sac bulb for the termination of Van Buren Avenue.

10. Private streets shall be granted as "Public Sewer and Drainage Easements to be Privately Maintained" on the Final Map for this site. Public Sewer and Public Drainage Easements overlying Common Elements "G" and "E" shall be granted on the Final Map for this site. No structures, and no trees or vegetation

11. 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.

WLCL Lending LLC

21-0599-ZON1, 21-0599 VAR1. AND 21-0599 AND TMP1

Page Four

February 2, 2022

12. A deviation from standards for streets without corner knuckles is hereby approved. No other deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
13. Concurrent with development, upsize the existing 8-inch public sewer line running through the southern portion of this site. The new size shall be determined per the engineer's analysis and coordination with the City of Las Vegas Public Works Sanitary Sewer Section.
14. Prior to final sewer inspection of sewer lines for this project, downstream sewer relief at the Lamb Boulevard and the Las Vegas Wash must be constructed and fully accepted by the Sanitary Sewer Section of the Department of Public Works.
15. All landscaping 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. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.

WLCL Lending LLC
21-0599-ZON1, 21-0599 VAR1. AND 21-0599 TMP1
Page Five
February 2, 2022

The Notice of Final Action was filed with the Las Vegas City Clerk on February 2, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc: Isaac Summers
Toll South LV LLC
3625 South Town Center Drive
Las Vegas, Nevada 89135

Janna Felipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 2, 2022

Mr. Sam Ventura
Mr. Sandro Veras
SVS Properties LTD, LLC
5528 South Fort Apache Road
Las Vegas, Nevada 89148

**RE: 21-0646, 21-0646-ZON1, 21-0646-VAR1, 21-0646-SUP1 AND 21-0646-SDR1
CITY COUNCIL MEETING OF FEBRUARY 2, 2022**

Dear Messers Ventura and Veras:

The City Council at a regular meeting held on **February 2, 2022** voted to **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 1.46 acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz).

- **21-0646-ZON1** - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL)
- **21-0646-VAR1** - VARIANCE - TO ALLOW 52 PERCENT LOT COVERAGE WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 112 FEET IS REQUIRED
- **21-0646-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE
- **21-0646-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 400-UNIT, 98,537 SQUARE-FOOT, THREE-STORY MINI-STORAGE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This item will be considered by the City Council on **February 16, 2022** in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada and is not to be heard before 9:30 A.M. **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,

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. John Sullivan
Keampfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135