



**LAS VEGAS
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April 13, 2022

Mr. Jorge Huerta
10774 Barnard Bee Ct
Las Vegas, Nevada 89183

**RE: 21-0649-VAR1, 21-0649-VAR1 AND 21-0649-SDR1
PLANNING COMMISSION MEETING OF APRIL 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 12, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.44 acres at 1404 North 23rd Street (APN 139-26-508-019), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

21-0649-VAR1 - VARIANCE - TO ALLOW 19 PARKING SPACES WHERE 23 ARE REQUIRED

21-0649-VAR2 - VARIANCE - TO ALLOW A FIVE-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 71 FEET IS REQUIRED AND A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

21-0649-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

21-0649-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR2) and Site Development Plan Review (21-0649-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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0649-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR1) and Site Development Plan Review (21-0649-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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0649-SDR1 AMENDED CONDITIONS

Planning

1. 24-inch box trees will be installed along 23rd street every 20' on center.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0649-VAR1) and Variance (21-0649-VAR2) 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 development shall be in conformance with the site plan and landscape plan date stamped 03/16/22; and building elevations date stamped 02/24/22, except as amended by conditions herein.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a two-foot wide perimeter landscape buffers where 10 feet is required along the front west property line.
6. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer along a portion of the north and south interior property lines where six feet is the minimum required.
7. An Exception from Title 19.06.040(F)(8) is hereby approved, to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees are required.
8. An Exception from Title 19.08.110 is hereby approved, to allow zero 24-inch box trees within the perimeter landscape buffer where 23 24-inch box trees 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.

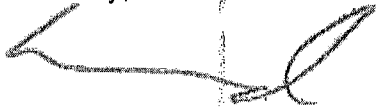
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The 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. The proposed driveway shall not be gated unless a Gated Access Queuing Analysis and Circulation Plan is submitted to and approved by the Traffic Engineer. If gating is allowed, it shall be designed, located, constructed and maintained in compliance with the requirements of the approved Plan.
16. 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.
17. Submit a License Agreement for landscaping and private improvements in the 23rd Street public right-of-way, if any, 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 (229-4836).
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 whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on May 18, 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Bryan Huerta
10774 Barnard Bee Ct
Las Vegas, Nevada 89183

Mr. Bryan Huerta
10075 Cardwell Hill Street
Las Vegas, Nevada 89141