



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

April 13, 2022

Ms. Teresa Boyce  
City of Las Vegas  
495 South Main Street  
Las Vegas, Nevada 89101

**RE: 22-0120-SDR1  
PLANNING COMMISSION MEETING OF APRIL 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 12, 2022* voted to **APPROVE** a request FOR TWO, 320 SQUARE-FOOT ACCESSORY STRUCTURES (URBAN FARM CONTAINERS) WITH A WAIVER OF TITLE 19.09 FORM BASED CODE DEVELOPMENT STANDARDS on 4.59 acres generally located 100 feet southeast of the Jackson Avenue and B Street intersection (APN 139-27-101-002), T4-M (T4 Maker) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/31/22, except as amended by conditions herein.
3. A Waiver from Title 19.09.050.E.026.E is hereby approved, to allow a 17-foot primary building placement setback where 15 feet is the maximum allowed.
4. A Waiver from Title 19.09.050.E.026.F is hereby approved, to allow a ground floor height of nine feet where 14 feet is the minimum required.
5. A Waiver from Title 19.09.050.E.026.E is hereby approved, to allow a 30-foot corner side yard primary building setback where 10 feet is the maximum allowed.

6. A Waiver from Title 19.09.050.E.026.E is hereby approved, to allow a 39-foot side yard primary building setback where 10 feet is the maximum allowed.
7. A Waiver from Title 19.09 is hereby approved, to allow zero street trees where two are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Planning Commission on **April 12, 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 **April 25, 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,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl

cc:

Mr. Erik Singman  
City of Las Vegas Public Works  
495 South Main Street  
Las Vegas, Nevada 89101