



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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3RD FLOOR
LAS VEGAS, NV 89101
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cityoflasvegas
lasvegasnevada.gov

December 21, 2022

Avi Schlesinger
3rd Street LLC
2129 North Tenaya Way
Las Vegas, Nevada 89128

**RE: 22-0350-VAR1 AND 22-0350-SDR1
CITY COUNCIL MEETING OF DECEMBER 21, 2022**

Dear Applicant:

The City Council at a regular meeting held on *December 21, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 0.64 acres at 1214 South 3rd Street (APN 162-03-110-028), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

22-0350-VAR1 - VARIANCE - TO ALLOW AN 11-FOOT ONE-WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM REQUIRED AND TO ALLOW AN 18-FOOT STALL DEPTH WHERE 20 FEET IS THE MINIMUM REQUIRED

22-0350-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PERMANENT PARKING LOT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

22-0350-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0350-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.

22-0350-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0350-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 and landscape plan, date stamped 10/20/22, except as amended by conditions herein.
4. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow no ornamental parking lot screening, where such is required.
5. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow zero one gallon shrubs where 12 are required.
6. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow zero square feet of landscaping surface area where 180 square feet is the minimum required.
7. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow utility and mechanical equipment to not be screened from the public right-of-way where such is 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Masterplan Plan Standards (Title 19 Appendix F) concurrent with development of this site, except where not required 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.
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Colorado Avenue from Commerce Street to 3rd Street" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

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December 21, 2022

The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2022.

Sincerely,

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

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:nl

cc:

Avi and Adam Schlesinger
2129 North Tenaya Way
Las Vegas, Nevada 89128

Mark Mobley
Trinity Haven Development
100 South Maryland Parkway Suite 210
Las Vegas, Nevada 89101