



**LAS VEGAS
CITY COUNCIL**

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City Manager

December 21, 2022

Mackenzie Hall-Solomon
SCG LLC
8420 Blackstone Ridge Court
Las Vegas, Nevada 89139

**RE: 22-0351-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** a request FOR A PROPOSED THREE-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.18 acres at 524 North 7th Street (APN 139-34-512-042), R-4 (High Density Residential) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

22-0351-SDR1 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 10/19/22, except as amended by conditions herein.
3. A trash enclosure shall be constructed with a roof or trellis and a gate in accordance with Title 19.
4. Waivers from 19.06.120 are hereby approved, to allow a three-foot front yard setback where 10 feet is required, a five-foot rear yard setback where 20 feet is required, a three-foot right-of-way landscape buffer where 10 feet is required adjacent to Bonanza Road, and a five-foot interior lot line landscape buffer where six feet is required.
5. A Waiver from 19.12.070 is hereby approved, to allow five parking spaces where 10 are required along interior lot lines.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
9. 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.
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 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate the appropriate right-of-way on Bonanza Road for a total half-street width of 50-feet on Bonanza Road adjacent to this site (approximately 10 feet) prior to the issuance of any permits.
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. Coordinate sewer connection at a size, depth, and location acceptable to CLV Public Works Sanitary Sewer Section. There is a point of connection to the east within the alley. Utilize the existing private lateral or alternatively connect with new 6-inch private lateral.
16. 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. 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.

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

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:nl

cc:

Tyler Marwitz
7040 Laredo Street Suite C
Las Vegas, Nevada 89117