



April 12, 2023

City of Las Vegas Lease
400 Stewart Avenue
Las Vegas, Nevada 89106

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

JORGE CERVANTES
City Manager

**RE: 23-0039 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF APRIL 11, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on **April 11, 2023** voted to **APPROVE** the following Land Use Entitlement project requests on a 1.52-acre portion of 19.97 acres on the east side of Cliff Shadows Parkway, approximately 190 feet north of Novat Street (APN 137-12-401-001), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske)

23-0039-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED

23-0039-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0335-SDR1) FOR A PROPOSED 452 SQUARE-FOOT BUILDING ADDITION TO A PREVIOUSLY APPROVED 112,000 SQUARE-FOOT MINI-WAREHOUSE DEVELOPMENT AND TO RE-ORIENT THE BUILDING AND PARKING LOT ON THE SUBJECT SITE

This approval is subject to the following conditions:

23-0039-VAR1 Conditions:

Planning

1. Conformance to the approved conditions for Site Development Plan Review (23-0039-SDR1), 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 Building and Safety Division.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST.
1ST FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY



cityoflasvegas | lasvegasnevada.gov

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.

23-0039-SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0039-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Variance (22-0335-VAR1), Special Use Permit (22-0335-SUP1) and Site Development Plan Review (22-0335-SDR1) shall be required, except where amended herein.
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, landscape plan, and building elevations; date stamped 03/07/23, except as amended by conditions herein.
5. An Exception from Title 19.08 is hereby approved, to allow two interior parking lot islands and end caps with 24-inch box trees where eight are required.
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 Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

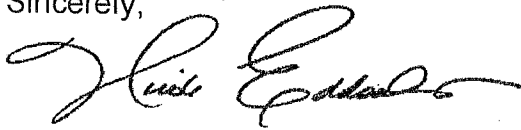
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. In accordance with condition #13 of Site Development Plan Review (22-0335-SDR1), the median shown on this site plan is not approved as shown and must be designed to meet the approval of the City Traffic Engineer.
13. Construction drawings submitted to the City for review must show both vertical and horizontal site visibility zones calculated by the American Association of State Highway and Transportation Officials standards.
14. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development
15. The approved Drainage Plan and Technical Drainage Study on file with the Department of Public Works must be revised to match the approved site plan prior to the issuance of any permits for this site.
16. Queues for the overall site shall not extend into the public right-of-way as a result of business operations on this site.
17. Comply with all applicable conditions of approval for Site Development Plan Review (22-0335-SDR1) and any other site related actions.

This action by the Planning Commission on April 11, 2023 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 Community Development at 702.229.6301 after April 24, 2023. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Seam Delesandro
OREC LV GP LLC
3717 Canis Minor Lane #11104
Henderson, Nevada 89052

Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive Suite 650
Las Vegas, Nevada 89135