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April 12, 2023

Agustus Coker  
JGC Elkhorn LLC  
7195 Jones Boulevard  
Las Vegas, Nevada 89131

**RE: 23-0056 [VAR1, VAR2, SUP1 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 0.82 acres at 7195 North Jones Boulevard (APN 125-23-502-008), R-E (Residence Estates) Zone, Ward 6 (Brune)

**23-0056-VAR1** - VARIANCE - TO ALLOW 15 PARKING SPACES WHERE 16 ARE REQUIRED

**23-0056-VAR2** - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING CONVALESCENT CARE FACILITY AND TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 73 FEET IS REQUIRED

**23-0056-SUP1** - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-53496) FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE WITH WAIVERS TO ALLOW 36 BEDS WHERE 20 BEDS ARE THE MAXIMUM ALLOWED AND TO ALLOW THE SETBACKS FOR THE PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE TO NOT BE THE SAME AS REQUIRED FOR A SINGLE FAMILY DWELLING IN THE ZONING DISTRICT WHERE LOCATED

**23-0056-SDR1**- SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-53497) FOR A PROPOSED 1,462 SQUARE-FOOT ADDITION TO AN EXISTING 16,407 SQUARE-FOOT CONVALESCENT CARE FACILITY

This approval is subject to the following conditions:

**23-0056-VAR1 Conditions:**

**Planning**

1. A Variance (23-0056-VAR1) is hereby approved to allow 15 parking spaces where 16 are required.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0056-VAR2), Special Use Permit (23-0056-SUP1) and Site Development Plan Review (23-0056-SDR1) 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 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0056-VAR2 Conditions:**

**Planning**

1. A Variance (23-0056-VAR2) is hereby approved to allow a 15-foot rear yard setback where 35 feet is required and to allow a 15-foot residential adjacency setback where 73 feet is the minimum required.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0056-VAR1), Special Use Permit (23-0056-SUP1) and Site Development Plan Review (23-0056-SDR1) 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 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

**23-0056-SUP1 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Convalescent Care Facility/Nursing Home use except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0056-VAR1), Variance (23-0056-VAR2) and Site Development Plan Review (23-0056-SDR1) 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. A Waiver from Title 19.12 is hereby approved, to allow 36 beds where 20 beds are the maximum allowed.
5. A Waiver from Title 19.12 is hereby approved, to allow the setbacks for the proposed Convalescent Care Facility/Nursing Home use to not be the same as required for a single family dwelling in the zoning district where located.
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, as well as submitted as part of any business license application.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0056-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (23-0056-VAR1), Variance (23-0056-VAR2) and Special Use Permit (23-0056-SUP1) 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, landscape plan, and building elevations, date stamped 02/02/23 except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased bed capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
11. 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.
12. Comply with all applicable conditions of approval for SDR-59051 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:

Corey J Wissenback  
PSWC Architects  
1930 Village Center Circle Suite 3-475  
Las Vegas, Nevada 89134