



LAS VEGAS  
CITY COUNCIL

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cityoflasvegas  
lasvegasnevada.gov

January 11, 2023

Chrisi Reyes  
Square Trade Holdings LLC  
4345 Corporate Center Drive Suite 200  
North Las Vegas, Nevada 89030

**RE: 22-0567 [VAR1, VAR2, AND SDR1]  
PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 1.20 acres at 1405 North Sandhill Road (APN 140-30-505-001), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz)

**22-0567-VAR1** - VARIANCE - TO ALLOW 38 PARKING SPACES WHERE 40 ARE REQUIRED

**22-0567-VAR2** - VARIANCE - TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED

**22-0567-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 28-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**22-0567-VAR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0567-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.

**22-0567-VAR2 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0567-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.

**22-0567-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variances (22-0567-VAR1 and VAR2) 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 10/20/22, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the west property line and a six-foot perimeter landscape buffer along a portion of the north property line where 10 feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow a total of three parking lot trees where seven trees 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 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. 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. The minimum distance between buildings shall be 10 feet.
10. 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the Sewer Planning Section (Dominic Panaligan, 702-229-2176 to determine the suitability of the existing Public Sewer Easement (1276:1235203 and 1402:1361696) located on the south side of this site. If necessary, grant an additional easement to widen the existing easement to a minimum of 20 feet. No trees or landscaping over three feet in height shall be allowed in the easement.
15. Concurrent with on-site development, construct half-street improvements on Sandhill Road and Spino Avenue to meet current City standards.
16. Coordinate sewer connection at a size, depth, and location acceptable to City of Las Vegas Public Works Sanitary Sewer Section.
17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.
18. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
19. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on January 10, 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 Planning and Development at 702.229.6301 after January 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew