



**LAS VEGAS
CITY COUNCIL**

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January 11, 2023

EL Walker LLC
8 Canyon Shores Place
Henderson, Nevada 89011

**RE: 22-0592 [WVR1, ZON1, SUP1, 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 recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.64 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-016 and 139-34-810-122), C-1 (Limited Commercial) and R-1 (Single Family Residential) Zones, Ward 3 (Diaz)

22-0592-WVR1 - WAIVER - TO ALLOW A 50-FOOT WIDE LOT WHERE 100 FEET IS REQUIRED IN THE C-1 (LIMITED COMMERCIAL) ZONE ON 0.16 ACRES AT 613 SOUTH 8TH STREET [APN 139-34-810-122]

22-0592-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.16 ACRES AT 613 SOUTH 8TH STREET [APN 139-34-810-122]

22-0592-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MULTI-FAMILY RESIDENTIAL USE

22-0592-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 113-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR AREA 2

This approval is subject to the following conditions:

22-0592-WVR1 and 22-0592-ZON1 are approved with no conditions.

22-0592-SUP1 Conditions:

Planning

1. Approval of a Waiver (22-0592-WVR1) and Rezoning (22-0592-ZON1), and approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0592-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, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0592-SDR1 AMENDED Conditions:

Planning

1. 36-inch box shade trees shall be planted every 15 feet along the south property line
2. Approval of a Waiver (22-0592-WVR1) and Rezoning (22-0592-ZON1), and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0592-SUP1) 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 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.
5. Pursuant to Title 19 Appendix F Area 2 Development Standards, a Waiver from Title 19.08.040 is hereby approved, to allow a residential adjacency proximity slope setback of 82 feet where 213 feet is required, and matching setback of two feet where 20 feet is required.
6. Pursuant to Title 19 Appendix F Area 2 Development Standards, a Waiver from Title 19.08.070 is hereby approved, to allow a two-foot front yard and corner side yard setback where 10 feet is required and a four-foot rear yard setback where 20 feet is required; lot coverage of 86 percent where 50 percent is the maximum allowed; zero-foot perimeter landscape buffers along the north and west property lines where 15 feet is required; and zero-foot perimeter landscape buffers along the south property line where eight feet is required.
7. Pursuant to Title 19 Appendix F Area 2 Development Standards, a Waiver from Title 19.12.070 is hereby approved, to allow 73 parking spaces where 167 spaces are 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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate a 10-foot radius at the southeast corner of Eighth Street and Bonneville Avenue prior to the issuance of permits for this site.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, and replace with new improvements meeting Downtown Masterplan Plan Standards included upgraded street lighting concurrent with development of this site, except as amended by conditions herein. 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.
18. Coordinate public sewer connection with the Department of Public Works. If utilizing one of the existing private sewer lateral connections, the private lateral should be assessed to verify it is in adequate condition to be used. If a new tap is proposed, the new private lateral will need to be a minimum 6-inch diameter for commercial development per DCSWCS 2.3.2B.
19. Landscape and maintain all unimproved right-of-way 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.
20. Submit a License Agreement for landscaping and private improvements in the Eighth Street and Bonneville Avenue public rights-of-way, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
21. 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.
22. 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 item will be considered by the City Council on February 15, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

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

cc:

Todd McBrayer
Breslin Builders
4710 West Post Road Suite 140
Las Vegas, Nevada 89118