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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

December 11, 2024

Owens 110, LLC
8925 West Flamingo Road #308
Las Vegas, Nevada 89147

RE: 24-0468-SDR1
PLANNING COMMISSION MEETING OF DECEMBER 10, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *December 10, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A MAJOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0474-SDR1) FOR A PROPOSED THREE-STORY, 54-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE 46 UNITS WERE APPROVED WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.41 acres on the south side of Owens Avenue, approximately 990 feet east of Lamb Boulevard (APN 140-29-101-003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (24-0474-SDR1) shall be required, except as amended herein.
2. Conformance to the Conditions of Approval for Variance (24-0474-VAR1) shall be required.
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 09/18/24, except as amended by conditions herein.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the north property line where 10 feet is required.

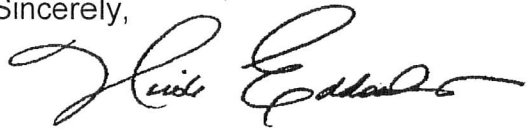
6. The technical landscape plan submitted for building permit shall provide three additional 24-inch box trees within planters within the parking area.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Subject to concurrence from Clark County Public Works, install a median in Owens Avenue meeting the approval of the City Traffic Engineer that will restrict the driveways for this development to right turns only, but will not restrict the movements of the driveway on the north side of Owens Avenue.
11. 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.
12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
13. Comply with all applicable conditions of approval for 22-0474-SDR1 and any other site related actions.

This action by the Planning Commission on December 10, 2024 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 December 23, 2024. 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 the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive #650
Las Vegas, Nevada 89135