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cityoflasvegas
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December 11, 2024

Lucky Kids Daycare 4 LLC
713 North Eastern Avenue
Las Vegas, Nevada 89101

**RE: 24-0504 [VAR1 AND SUP1]
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 requests on 0.15 acres at 1908 South Maryland Parkway (APN 162-03-723-021), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz).

24-0504-VAR1 - VARIANCE - TO ALLOW FOUR PARKING SPACES WHERE EIGHT PARKING SPACES ARE REQUIRED

24-0504-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED CHILD CARE CENTER USE

This approval is subject to the following amended conditions:

24-0504-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved, to allow four parking spaces where eight parking spaces are required.
2. Approval and conformance to the Conditions of Approval for Special Use Permit (24-0504-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 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.

24-0504-SUP1 CONDITIONS:

Planning

- A. One, 24-inch box shade tree shall be planted along the rear property line every 20 feet.
 1. Approval of and conformance to the Conditions of Approval for Variance (24-0504-VAR1) 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 Building and Safety Division.
 4. 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.
 5. 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.
 6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
 7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.

9. Contact the City Transportation Engineer's Division at 702-229-6416 to coordinate the development of this project with the Maryland Parkway BRT project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. The applicant is responsible for the relocation of any conflicting infrastructure.
10. 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.

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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Jazmin Gamonal
713 North Eastern Avenue
Las Vegas, Nevada 89101

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10438 Sky Gate Street
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