



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST.

1ST FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY

May 10, 2023

Jorge Cervantes
City of Las Vegas
495 South Main street
Las Vegas, Nevada 89101

**RE: 23-0047 [ZON1 AND SDR1]
PLANNING COMMISSION MEETING OF MAY 9, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 9, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.15 acres at the northeast corner of Jefferson Avenue and D Street (APNs 139-27-211-024, 025, and 028 through 031), T4-MS (T4 Main Street) Zone, Ward 5 (Crear)

23-0047-ZON1 - REZONING - FROM: T3-N (T3 NEIGHBORHOOD) TO: T4-MS (T4 MAIN STREET) [APNs 139-27-211-030 and 031]

23-0047-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 104 RESIDENTIAL UNITS WITH 6,438 SQUARE FEET OF COMMERCIAL SPACE AND A SINGLE-STORY 5,776 SQUARE-FOOT COMMERCIAL DEVELOPMENT

This approval is subject to the following conditions:

23-0047-ZON1 is approved with no conditions.

23-0047-SDR1 Conditions:

Planning

1. Approval of Rezoning (23-0047-ZON1) 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 02/16/23, except as amended by conditions herein.



4. A Waiver from Title 19.09 is hereby approved, to allow a secondary wing depth of 140 feet where 100 feet is the maximum allowed for a flex mid-rise building type.
 5. A Waiver from Title 19.09 is hereby approved, to allow a zero-foot rear yard setback where five feet is the minimum required.
 6. A Waiver from Title 19.09 is hereby approved, to allow a single-story building height where two stories is the minimum required.
 7. A Waiver from Title 19.09 is hereby approved, to allow 66 parking spaces where 98 are the minimum required.
 8. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow a 54 percent building façade alignment on Madison Avenue where 60 percent is the minimum required.
 9. 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.
 10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.
 11. 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.
 12. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
 13. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
- A minimum of 10 bicycle parking spots shall be provided.
14. 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 the visibility of any traffic control device.
 15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
 16. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.

17. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development 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.
18. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Per Title 13.12, dedicate a 20-foot radius at the northwest corner of C Street and Jefferson Avenue on the Final Map for this site.
21. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
22. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to the submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
23. 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.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the

commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the Traffic Impact Analysis shall also include a pedestrian circulation/access 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 recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

25. 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 the 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.

This item will be considered by the City Council on June 21, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Grant Garcia
Arthaus IV LLC
1300 South Casino Center Boulevard
Las Vegas, Nevada 89104