



**LAS VEGAS
CITY COUNCIL**

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May 10, 2023

Ed Kainen
Braintree Ventures LLC
5960 South Jones Boulevard
Las Vegas, Nevada 89118

**RE: 23-0101 [VAR1 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 **APPROVE** the following Land Use Entitlement project requests on 1.06 acres at 3303 Novat Street (APN 137-12-410-012), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Allen-Palenske)

23-0101-VAR1 - VARIANCE - TO ALLOW A 40-FOOT TALL BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED

23-0101-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-21198) FOR A PROPOSED 4,030 SQUARE-FOOT ADDITION TO AN EXISTING 10,230 SQUARE-FOOT COMMERCIAL OFFICE DEVELOPMENT AND TO REMOVE TWO DRIVE-THROUGH TELLER LANES AND LANDSCAPE ISLAND

This approval is subject to the following conditions:

23-0101-VAR1 Conditions:

Planning

1. A Variance (23-0101-VAR1) is hereby approved to allow a 40-foot tall building where 35 feet is the maximum allowed.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0101-SDR1) 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.

23-0101-SDR1 Conditions:

Planning

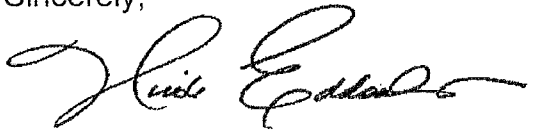
1. Approval of and conformance to the Conditions of Approval for Variance (23-0101-VAR1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/08/23, except as amended by conditions herein.
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. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.

This action by the Planning Commission on May 9, 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 Community Development at 702.229.6301 after May 22, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

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