



**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

Todd Imholte  
Blind Center of Nevada Inc  
1001 North Bruce Street  
Las Vegas, Nevada 89101

**RE: 23-0123 [ZON1, VAR1, VAR2, SNC1, 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 4.48 acres at the northeast corner of Washington Avenue and Classic Cars Lane (APN 139-26-201-013), Ward 5 (Crear)

**23-0123-ZON1** - REZONING - FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

**23-0123-VAR1** - VARIANCE - TO ALLOW 101 PARKING SPACES WHERE 152 SPACES ARE REQUIRED

**23-0123-VAR2** - VARIANCE - TO ALLOW A SIX-FOOT TALL FENCE WITHIN THE FRONT YARD OF A RESIDENTIAL PROPERTY WHERE FIVE FEET IS THE MAXIMUM ALLOWED

**23-0123-SNC1** - STREET NAME CHANGE - FROM: CLASSIC CARS LANE TO: VISIONS PARK LANE, GENERALLY LOCATED WEST OF BRUCE STREET BETWEEN WASHINGTON AVENUE AND GRAGSON AVENUE

**23-0123-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 100-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS

This approval is subject to the following conditions:

**23-0123-ZON1 is approved with no conditions.**



cityoflasvegas | lasvegasnevada.gov

**23-0123-VAR1 Conditions:**

**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variance (23-0123-VAR2), Street Name Change (23-0123-SNC1) and Site Development Plan Review (23-0123-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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0123-VAR2 Conditions:**

**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variance (23-0123-VAR1), Street Name Change (23-0123-SNC1) and Site Development Plan Review (23-0123-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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0123-SNC1 Conditions:**

**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variances (23-0123-VAR1 and VAR2) and Site Development Plan Review (23-0123-SDR1) shall be required, if approved.

**Public Works**

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

**23-0123-SDR1 Conditions:**

**Planning**

1. Approval of a Rezoning (23-0123-ZON1) and approval of and conformance to the Conditions of Approval for Variances (23-0123-VAR1 and VAR2) and Street Name Change (23-0123-SNC1) 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 and landscape plan, date stamped 04/12/23 and building elevations, date stamped 03/16/23, except as amended by conditions herein.
4. Prior to issuance of a building permit for construction, provide proof of cross access between this site and abutting sites.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a nine-foot perimeter landscape buffer along a portion of the south property line and a four to six-foot perimeter landscape buffer along a portion of the west property line where 10 feet is required, and to allow a zero-foot perimeter landscape buffer along a portion of the north property line where six feet is required.
6. An Exception from Title 19.06.040 is hereby approved, to allow five, 24-inch box trees in the perimeter landscape buffer along the west property line where 12 trees are required.
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. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Provide one (1) additional 24-inch box deciduous or evergreen tree in the perimeter landscape buffer along the north and east property lines, with four, five-gallon shrubs per additional tree.
  - Provide four (4) additional 24-inch box deciduous or evergreen trees in the perimeter landscape buffer along the south property line, with four, five-gallon shrubs per additional tree.
  - Provide (1) 24-inch box shade tree at the end of each parking row in conformance with Title 19.08.110.C requirements.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

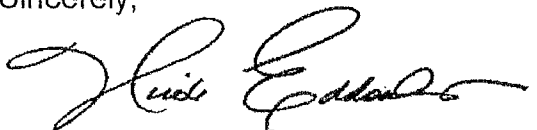
### **Public Works**

13. Prior to the issuance of permits dedicate the appropriate right-of-way for a bus turnout per Standard Drawing #234 and grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that such an easement is not required. Construction of the bus turnout is not required at this time. Coordinate with the Traffic Engineering Division to determine the appropriate SD#234 configuration prior to submittal of improvement drawings.
14. Construct half-street improvements on Classic Cars Lane (aka Fantasy Lane) adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

15. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk on Washington Avenue 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 development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
17. Coordinate the sewer connection at a size, depth, and location acceptable to the City of Las Vegas Sanitary Sewer Section of the Department of Public Works.
18. 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.
19. Queues for the overall area shall not extend into the public right-of-way. The proposed gate located on Washington Avenue shall be egress only. The applicant shall work with the Transportation Engineering Division of the Department of Public Works to determine the best design for the egress driveway prior to submittal of improvement drawings.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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:

Jeff Davis  
Blind Center of Nevada Inc  
1001 North Bruce Street  
Las Vegas, Nevada 89101

Rami Atout  
Creative Design Architecture Inc  
1855 Village Center Circle  
Las Vegas, Nevada 89134