



**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



cityoflasvegas | lasvegasnevada.gov

May 17, 2023

Michelle Merced  
Eastern Land LLC  
1849 Civic Center Drive  
North Las Vegas, Nevada 89030

**RE: 23-0075-GPA1 AND 23-0075-SDR1  
CITY COUNCIL MEETING OF MAY 17, 2023**

Dear Applicant:

The City Council at a regular meeting held on *May 17, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 3.10 acres at 820 North Eastern Avenue (APN 139-25-301-011), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz)

**23-0075-GPA1 - GENERAL PLAN AMENDMENT - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL)**

**23-0075-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0264-SDR1) FOR A PROPOSED THREE-STORY, 60-UNIT ADDITION TO AN EXISTING 60-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER TO ALLOW A 61-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 117 FEET IS REQUIRED**

This approval is subject to the following conditions:

**23-0075-GPA1 APPROVED with no conditions.**

**23-0075-SDR1 CONDITIONS**

Planning

1. Approval of a General Plan Amendment (23-0075-GPA1) shall be required.
2. Conformance to the conditions of approval for Site Development Plan Review (20-0264-SDR1), except as amended herein.
3. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

4. 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.
5. 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.
6. A Waiver from Title 19.06.040 is hereby approved, to allow a 61-foot residential adjacency setback from the north property line where 117 feet is required.
7. An Exception from Title 19.08.110.C.12 is hereby approved, to allow 26 parking lot trees where 33 trees are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
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. 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 and Section 2.2 of the City's Vision Zero Action Plan to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

14. 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.
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the design and construction of any off-site improvements with the "Sidewalk Infill 2A" project, the "Eastern Bus Turnouts" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
16. 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.
17. Comply with the approved Drainage Plan and Technical Drainage Study on file with the Department of Public Works.
18. Comply with all applicable conditions of approval for 20-0264-SDR1 and any other site related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:nl

cc:

Michelle Merced  
Neighborhood Housing Services of Southern Nevada Inc  
1849 Civic Center Drive  
North Las Vegas, Nevada 89030

Bob Hall  
Integrated Design & Architecture  
906 ½ Park Avenue SW  
Albuquerque, New Mexico 87102