



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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July 26, 2023

James & Jeanie Lee
J&M Lee Investments LLC
6279 Oak Park Avenue
Las Vegas, Nevada 89118

**RE: 23-0187-SDR1
SPECIAL PLANNING COMMISSION MEETING OF JULY 25, 2023**

Dear Applicant:

The Planning Commission at a special meeting held on *July 25, 2023* voted to recommend **APPROVAL** of a request FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 05/14/23, and the building elevations, date stamped 05/09/23, except as amended by conditions herein.
3. A Waiver from Title 19.06.110 is hereby approved, to allow no landscape buffer along a portion of the west property line where a six-foot buffer is required.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a three-foot landscape buffer along a portion of the east property line where a six-foot buffer is required.
5. A Waiver from Title 19.06.110 is hereby approved, to allow no landscape buffer along a portion of the south property line where a 10-foot buffer is required.

6. All mechanical equipment shall be screened from the right-of-way in compliance with Title 19.06.040.
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:
 - Two 24-inch box trees shall be planted in the southern landscape buffer area.
 - Seven 24-inch box trees shall be planted in the eastern landscape buffer area.
 - The proposed three-gallon shrubs shall be replaced with five-gallon shrubs in compliance with the recommendations of the Southern Nevada Regional Plant List.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

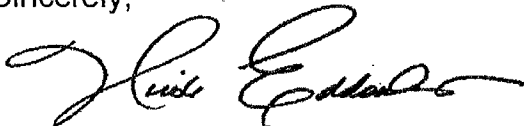
Public Works

12. 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 development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. This site shall connect to the public sewer line in the alley.

14. 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.
15. The parking stalls located adjacent to the alley shall be a minimum of 22-feet in length.
16. 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 submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on August 16, 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:nl

cc:

David Strait
D W Straight Architecture
1223 Heather Oaks Way
North Las Vegas, Nevada 89031