



**LAS VEGAS
CITY COUNCIL**

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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

August 9, 2023

Nora Armenian
Stewart Square, LLC
1013 Whitney Ranch Drive, Ste. 110
Henderson, Nevada 89014

**RE: 23-0223 [VAR1, SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF AUGUST 8, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 8, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.36 acres located at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

23-0223-VAR1 - VARIANCE - TO ALLOW AN EIGHT-FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED, AN EIGHT-FOOT FRONT SETBACK WHERE 10 FEET IS REQUIRED, AND A ONE-FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED

23-0223-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT OF AN APPROVED SPECIAL USE PERMIT (SUP-3128) FOR A PROPOSED 1,633 SQUARE-FOOT EXPANSION TO AN EXISTING 2,600 SQUARE-FOOT AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICES) AND AUTO REPAIR GARAGE, MINOR USE

23-0223-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,633 SQUARE-FOOT ADDITION TO AN EXISTING 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND RECONFIGURATION OF PARKING

This approval is subject to the following conditions:

23-0223-VAR1 CONDITIONS

Planning

1. A Variance from Title 19.12 is hereby approved, to allow an eight-foot side yard setback where 10 feet is required, an eight-foot front yard setback where 10 feet is required, and a one-foot rear yard setback where 20 feet is required.



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.

23-0223-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0223-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-3128) and shall be required, except as amended herein.
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 development shall be in conformance with the site plan, date stamped 06/15/23, and building elevations, date stamped 06/15/23, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

23-0223-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0223-VAR1) and Special Use Permit (23-0223-SUP1) 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, date stamped 06/15/23, and building elevations, date stamped 06/15/23, 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. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

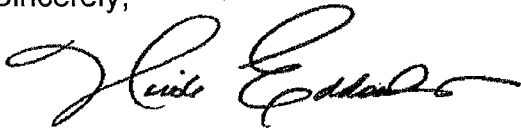
Public Works

9. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk and driveways 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.
10. 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 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.
11. 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.
12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Washington Stewart, Las Vegas Wash to Lamb Boulevard project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. 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. Show Sight Visibility Triangles on site plan.
14. 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 [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

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This action by the Planning Commission on **August 8, 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 August 21, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl