



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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August 16, 2023

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

RE: 23-0187-SDR1
CITY COUNCIL MEETING OF AUGUST 16, 2023

Dear Applicant:

The City Council at a regular meeting held on *August 16, 2023* voted to **APPROVE** 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

cc:

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