



**LAS VEGAS  
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COMMUNITY DEVELOPMENT

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October 4, 2023

Darren C. Petersen  
Diamond Zing LLC  
5052 South Jones Boulevard. Suite 110  
Las Vegas, Nevada 89118

**RE: 23-0216-SDR1  
CITY COUNCIL MEETING OF OCTOBER 4, 2023**

Dear Applicant:

The City Council at a regular meeting held on *October 4, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED ADDITION OF FOUR UNITS TO AN EXISTING ONE-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.22 acres at 401 South 11th Street (APN 139-34-811-028), R-4 (High 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 building elevations, date stamped 06/13/23 and landscape plan date stamped 8/14/23, except as amended by conditions herein.
    - A Waiver from Title 19 Appendix F. Downtown Las Vegas Interim Development Standards is requested to allow mechanical equipment to not be screened from street level and surrounding building views along Lewis Avenue where such is required.
    - A Waiver from Title 19 Appendix F. Downtown Las Vegas Interim Development Standards is requested to allow a six-foot tall fence in the front yard setback area along 11th Street where five feet is the maximum allowed.
    - A Waiver from Title 19.12 is requested to allow four parking stalls where 13 are required.
    - A Waiver from Title 19.06 is requested to allow a five-foot front yard setback where 10 feet is the minimum required.
- Waiver from Title 19.06 is requested to allow a zero-foot side yard setback for an accessory structure [trash enclosure] where 3 feet is the minimum required.

- Waiver from Title 19.06 is requested to allow a zero-foot perimeter landscape buffers along the southern property line.
  - A Waiver from Title 19.06 is requested to allow a zero-foot perimeter landscape buffers along 11th Street and Lewis Avenue.
  - An Exception from Title 19.06 is requested to allow six 24-inch box perimeter landscape buffer trees where 14 are required.
  - An Exception from Title 19.08 is requested to allow a 48 square-foot landscape island where the landscape island is required to be five feet wide and the length of a full parking stall.
3. A Waiver from Title 19 Appendix F. Downtown Las Vegas Interim Development Standards is hereby approved, to allow mechanical equipment to not be screened from street level and surrounding building views along Lewis Avenue where such is required.
  4. A Waiver from Title 19 Appendix F. Downtown Las Vegas Interim Development Standards is hereby approved, to allow a six-foot tall fence in the front yard setback area along 11th Street where five feet is the maximum allowed
  5. A Waiver from Title 19.12 is hereby approved, to allow four parking stalls where 13 are required.
  6. A Waiver from Title 19.06 is hereby approved, to allow a five-foot front yard setback where 10 feet is the minimum required.
  7. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot perimeter landscape buffers along the southern property line.
  8. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot perimeter landscape buffers along 11th Street and Lewis Avenue.
  9. An Exception from Title 19.06 is hereby approved, to allow three 24-inch box perimeter landscape buffer trees where 14 are required.
  10. An Exception from Title 19.08 is hereby approved, to allow a 48 square-foot landscape island where the landscape island is required to be five feet wide and the length of a full parking stall.
  11. 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.
  12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
  13. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

14. 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.
15. 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.
16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

18. Construct a streetlight on 11th Street concurrent with the development of this site.
19. 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.
20. Submit a License Agreement for landscaping and private improvements (private patios and fencing) in the 11th Street and Lewis Avenue public rights of way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community and Development (229-4836).
21. 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.
22. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line, unless otherwise allowed by the City Traffic Engineer.

23. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 4, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew  
cc:

Richard C. Gallegos  
D C Petersen Professional Consultants  
5052 South Jones Boulevard Suite 110  
Las Vegas, Nevada 89118