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COMMUNITY DEVELOPMENT

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October 18, 2023

Heather Engle
Las Vegas Rescue Mission
480 West Bonanza Road
Las Vegas, Nevada 89106

RE: 23-0307 [SUP1, VAC1, AND SDR1]
CITY COUNCIL MEETING OF OCTOBER 18, 2023

Dear Applicant:

The City Council at a regular meeting held on *October 18, 2023* voted to accept the applicant's request to **APPROVE** the following Land Use Entitlement project requests on 4.09 acres at 480 West Bonanza Road (APN 139-27-301-003), T5-M (T5 Maker) Zone, Ward 5 (Crear).

23-0307-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-19681) FOR A 49,708 SQUARE-FOOT EXPANSION OF AN EXISTING 71,485 SQUARE-FOOT RESCUE MISSION OR SHELTER FOR THE HOMELESS USE

23-0307-VAC1 - VACATION - PETITION TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY GENERALLY LOCATED ADJACENT TO THE NORTHERN PROPERTY LINE OF 480 BONANZA ROAD, BOUNDED BY D STREET TO THE EAST AND THE D STREET CITY PARKWAY CONNECTOR TO THE WEST

23-0307-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-19679) TO ALLOW A THREE-STORY 49,708 SQUARE-FOOT EXPANSION TO AN EXISTING 71,485 SQUARE-FOOT RESCUE MISSION WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

23-0307 SUP1 Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Rescue Mission or Shelter for the Homeless use.

2. Approval of and conformance to the Conditions of Approval for Petition to Vacate (23-0307-VAC1) and Site Development Plan Review (23-0307-SDR1) shall be required, if approved.
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 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 a building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0307 VAC1 Conditions:

Planning

1. The limits of the Petition of Vacation shall be the unused right-of-way located south of the sidewalk on the south side of the D Street City Parkway Connector, as shown on the exhibit submitted and date stamped on July 20, 2023.
2. The Order of Vacation shall be revised to reserve a Public Drainage Easement over the right-of-way parcel being vacated. If a drainage easement isn't compatible with proposed plans for the site, a technical drainage study including plans for relocation of existing drainage facilities must be submitted and approved before the vacation is recorded.
3. Upon recordation, the applicant shall assume all responsibility for the vacated land, including the ownership and maintenance of the wrought iron fence along the "D" Street Connector.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

23-0307 SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0307-SUP1) and Petition to Vacate (23-0307-VAC1) shall be required, if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/20/23, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow an 18-foot front yard setback where 10 feet is the maximum allowed.
4. A Waiver from Title 19.09 is hereby approved, to allow a 24.3 percent building façade alignment on Bonanza Road where 70 percent is the minimum required
5. A Waiver from Title 19.09 is hereby approved, to allow the sidewalk to not be extended into the façade zone meeting the building.
6. A Waiver from Title 19.09 is hereby approved, to allow a 12-foot ground floor-to-ceiling height where 13 feet is the minimum height required
7. A Waiver from Title 19.09 is hereby approved, to allow pedestrian entrances to be located interior of the subject site where otherwise required to be at least every 80 feet along the primary and side street façade.
8. A Waiver from Title 19.09 is hereby approved, to allow a 36-foot parking driveway width where 34 feet is the maximum allowed.

9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. 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 an 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 the visibility of any traffic control device.
13. 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.
14. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. 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 the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
18. Grant a minimum 20' Public Sewer Easement over the existing public sewer lines and manholes throughout this site, where such do not already exist, prior to issuance of permits for this site.

19. 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 the 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.
20. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than three feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
21. Landscape and maintain all unimproved right-of-way adjacent to this site, if any. 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. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "City Parkway Grand Central Parkway to Bonanza" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

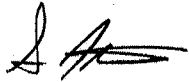
Fire & Rescue

24. Fire apparatus access roads shall have a minimum width of not less than 24 feet. The turning radius shall be 28 feet inside turning radius and 52 feet outside turning radius.
25. Minimum fire flow requirements shall be in accordance with IFC Appendix B based on the type of construction, required fire protection systems, and similar.
26. A fire protection system shall be required based on proposed use, sq. footage or other code requirements. The system shall be installed by a licensed State of Nevada fire protection contractor.
27. Fire alarm systems shall be required due to occupancy type/load or other code requirements. The system shall be installed by a licensed Nevada fire alarm Contractor.
28. Access gates shall be approved prior to installation and shall be a minimum of 20 feet width in accordance with IFC 503.6

29. Access to all Fire Department Connections, hydrants, and ingress to buildings shall be in accordance with IFC 504.
30. Verify that all portions of the building's exterior are within 150 feet (for non-sprinklered buildings) or 250 feet (for sprinklered buildings) of fire lane, or provide an acceptable mitigation to Las Vegas Fire & Rescue prior to final approval of civil plans.

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

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

John T. Moran
Las Vegas Rescue Mission
480 West Bonanza Road
Las Vegas, Nevada 89106

Erik Swendseid
EV&A Architects
1160 North Town Square Drive
Las Vegas, Nevada 89144