



October 11, 2023

Stanley and Jimmy King
10605 Harvest Green Way
Las Vegas, Nevada 89131

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DÍAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

**RE: 23-0233 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF OCTOBER 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.16 acres on the west side of Tam Drive, approximately 285 feet north of Cincinnati Avenue (APN 162-04-811-047), R-4 (High Density Residential) Zone, Ward 3 (Diaz)

23-0233-VAR1 - VARIANCE - TO ALLOW A PARKING SPACE TO BACK OUT INTO A PUBLIC STREET WHERE SUCH IS NOT ALLOWED

23-0233-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 6,656 SQUARE-FOOT, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

23-0233-VAR1 Conditions:

Planning

1. A Variance (23-0233-VAR1) is hereby approved to allow a parking space to back out into a public street where such is not allowed
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0233-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.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0233-SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0233-SDR1) 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, landscape plan, and building elevations, date stamped 09/11/23, except as amended by conditions herein.
4. A Waiver from the Downtown Las Vegas Overlay Area 1 Architectural design standards is hereby approved, to allow a 10-foot front yard setback where five feet is the maximum allowed.
5. An Exception from Title 19.08.110 is hereby approved, to allow a zero-foot buffer between the west side of the building and parking spaces adjacent to the alley where five feet is required.
6. An Exception from Title 19.08.110 is hereby approved, to allow a four-foot buffer between the east side of the building and the parking space accessed from Tam Drive where five feet is required.
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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
10. 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 and the planting materials shall adhere to the recommendations of the Southern Nevada Regional Plant List.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

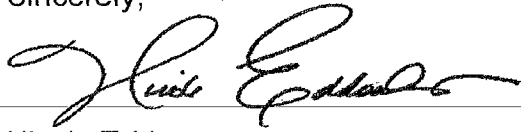
12. If 23-0233-VAR1 is approved, the driveway shall be located such that it does not interfere with the function of the existing accessible ramp and crosswalk located on Tam Drive.
13. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet 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.
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. 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.
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.

Fire & Rescue

17. 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

This item will be considered by the City Council on **November 15, 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,

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:ew

cc:

Jimmy King/ Al Velazco
Cash Home Sale LLC
10605 Harvest Green Way
Las Vegas, Nevada 89131