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October 11, 2023

Pre-Rancho Craig, LLC
One Marina Park Drive, Suite 650
Boston, Massachusetts 02210

**RE: 23-0427 [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 4.85 acres generally located on the southwest corner of Craig Road and Jones Boulevard (APN 138-02-715-011), C-2 (General Commercial) Zone, Ward 5 (Crear)

23-0427-VAR1 - VARIANCE - TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 48 FEET WHERE 63 FEET IS THE MINIMUM REQUIRED

23-0427-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 11,385 SQUARE-FOOT CHILD CARE FACILITY WITH A 9,421 SQUARE-FOOT OUTDOOR PLAY AREA

This approval is subject to the following conditions:

23-0427 VAR1 Conditions:

Planning

1. A Variance is hereby approved, to allow a residential adjacency setback of 48 feet where 63 feet is the minimum required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0364-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 building permit.
 6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein
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23-0427 SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0427-VAR1) 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 08/15/23, and landscape plan, date stamped 10/05/23 except as amended by conditions herein.
4. An Exception from Title 19.08.110 is hereby approved, to allow 10 parking lot trees where 15 are required.
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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
7. 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.

8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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. 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.
12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
13. 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

14. Verify that all portions of the building's exterior are within (150 feet non-sprinklered and 250 feet for a sprinklered) of the fire lane(s), or provide an acceptable mitigation to Fire Safety prior to final approval of civil plans.
15. The proposed Fire Riser room shall be a dedicated room with 1-Hr minimum separation from the rest of the building (Walls and Ceiling), or meet one of the acceptable exceptions. Per IFC 2021-901.4.8 (As Amended).
16. Minimum fire flow requirements shall be in accordance with IFC Appendix B based on type of construction, required fire protection systems and similar.
17. Access to all Fire Department Connections, hydrants, ingress to buildings shall be in accordance with IFC 504.
18. Dead-end fire lanes over 150 feet long shall have an approved turnaround.

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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Kiddle Academy
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Las Vegas, Nevada 89131

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Kaempfer Crowell
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