



**LAS VEGAS  
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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



November 15, 2023

Lucky Kids Daycare 3 LLC  
713 North Eastern Avenue  
Las Vegas, Nevada 89101

**RE: 23-0480 [VAR1 AND SDR1]**  
**PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.17 acres at 713 North Eastern Avenue (APN 139-26-811-073), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz).

23-0480-VAR1 - VARIANCE - TO ALLOW FOUR PARKING SPACES WHERE NINE SPACES ARE REQUIRED

23-0480-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0011-00(1)] FOR A PARKING LOT RECONFIGURATION TO ESTABLISH AN OUTDOOR PLAY AREA FOR A PROPOSED CHILD CARE CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**23-0480-VAR1 Conditions:**

**Planning**

1. A Variance (23-0480-VAR1) is hereby approved, to allow four parking spaces where nine spaces are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0480-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.

**23-0480-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (23-0480-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, date stamped 10/17/23, landscape plan and building elevations, date stamped 09/19/23 except as amended by conditions herein.
4. A Waiver from Archived Title 19.12.040 is hereby approved, to allow a zero-foot perimeter landscape buffer where 15 feet is required adjacent to right-of-way.
5. An Exception from Archived Title 19.12.040 is hereby approved, to allow three perimeter landscape buffer trees where six are required.
6. A one-year administrative review shall be conducted by the Department of Community Development one year from the date of Business License issuance.
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. 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.

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

**Public Works**

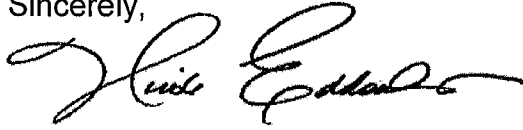
12. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove the portion of the unused driveway adjacent to this site and replace with new improvements meeting Current City Standards concurrent with development of this site while maintaining the same access for the property to the south. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Queues for the overall site shall not extend into the public right-of-way as a result of the daycare operations on this site. No backing into the public right-of-way is allowed.
14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Sidewalk Infill 2A project" (MWA784) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

**Fire & Rescue**

15. Applicant shall install a fire sprinkler system per IFC 2021 903.2.3(4) (As Amended) If this facility is open for occupancy from 12:00 AM to 6:00 AM.

This action by the Planning Commission on November 14, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after November 27, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Jazmin Gamonal  
713 North Eastern Avenue  
Las Vegas, Nevada 89101

Luis Flores Paz  
LJ Architecture & Planning  
10438 Sky Gate Street  
Las Vegas, Nevada 89178