



**LAS VEGAS
CITY COUNCIL**

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November 15, 2023

Kari Butchko
Advent UMC
3460 North Rancho Drive
Las Vegas, Nevada 89130

RE: 23-0499-SDR1
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to recommend **APPROVAL** on the following Land Use Entitlement project request FOR A PROPOSED 83,555 SQUARE-FOOT, FOUR-STORY MIXED USE DEVELOPMENT INCLUDING A 1,200 SQUARE-FOOT CLINIC, A 2,500 SQUARE-FOOT INDIVIDUAL CARE CENTER [CHILD CARE], 50 MULTI-FAMILY RESIDENTIAL UNITS AND AN EXISTING 4,995 SQUARE-FOOT CHURCH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 2.72 acres at the southeast corner of Rancho Drive and Jay Avenue (APNs 138-12-710-045 and 046), C-2 (General Commercial) Zone, Ward 5 (Crear).

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 landscape plan, date stamped 10/24/23, and building elevations, date stamped 09/21/23, except as amended by conditions herein.
3. A Waiver from Title 19.08.080 is hereby approved, to allow a 14-foot landscape buffer width along a portion of the north property line where 15 feet is required.
4. A Waiver from Title 19.08.080 is hereby approved, to allow a five-foot landscape buffer width along a portion of the east property line where eight feet is required.

5. An Exception from 19.08.040 is hereby approved, to allow 49 perimeter trees where 54 are required.
6. 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.
7. 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. Prior to the issuance of permits, dedicate additional right-of-way for a bus turnout in conformance with Standard Drawing #234.4 and grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that such an easement is not required. Construction of the bus turnout is required concurrent with the building proposed on this site and must be guaranteed prior to the issuance of permits for this site.
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. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Connection for the proposed development may tap directly into a manhole at the southwest edge of this site with an 8" sewer connection. Alternatively, extend Public Sewer on Jay Avenue from the east to a location acceptable to the Sanitary Sewer Engineering Section.
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Complete Street NEPA Project (MWA863)" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. Coordinate with the Nevada Department of Transportation (NDOT) to discuss any impacts to this site plan to Rancho Drive. Provide documentation from NDOT to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings.
17. 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.
18. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation 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 recommendation of the approved pedestrian circulation plan.
19. 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 development of this site.


Fire & Rescue

20. 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.

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This item will be considered by the City Council on December 20, 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". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Eve Williams
2300 West Sahara Avenue Suite 800
Las Vegas, Nevada 89102