



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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November 15, 2023

Stanley and Jinny King
10605 Harvest Greenway
Las Vegas, Nevada 89135

**RE: 23-0233-[VAR1 AND SDR1]
CITY COUNCIL MEETING OF NOVEMBER 15, 2023**

Dear Applicant:

The City Council at a regular meeting held on **November 15, 2023** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 4,035 SQUARE-FOOT CANNABIS CONSUMPTION LOUNGE USE at 1205 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) 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.
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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23-0233-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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 15, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Cash Homesale LLC
Jinny King and Al Velazco
10605 Harvest Greenway
Las Vegas, Nevada 89135