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January 10, 2024

Benny Jaques & Yvonne  
Victory Outreach - Las Vegas  
P.O. Box 42176  
Las Vegas, Nevada 89116

**RE: 23-0513 [GPA1, ZON1 AND SDR1]  
PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 2.42 acres at the northeast corner of Cedar Avenue and 28th Street (APNs 139-36-110-034 and 035), Ward 3 (Diaz).

**23-0513-GPA1** - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: H (HIGH DENSITY RESIDENTIAL)

**23-0513-ZON1** - REZONING - FROM: C-V (CIVIC) TO: R-4 (HIGH DENSITY RESIDENTIAL)

**23-0513-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SIX-STORY, 192-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

This approval is subject to the following conditions:

**23-0513-GPA1 and 23-0513-ZON1 are approved with no conditions.**

**23-0513-SDR1 CONDITIONS:**

**Planning**

1. Approval of a General Plan Amendment (23-0513-GPA1) and Rezoning (23-0513-ZON1) 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 and landscape plan, date stamped 12/12/23 and building elevations, date stamped 11/14/23, except as amended by conditions herein.

4. Trash enclosures shall be screened and gated with a roof or trellis in compliance with Title 19 requirements.
5. Mechanical equipment shall be screened from the right-of-way in compliance with Title 19 requirements.
6. An Exception from Title 19.08.110 is hereby approved, to allow six interior parking area trees where nine are 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - a) Trees within the perimeter landscape buffer areas shall be planted 20-foot on center.
  - b) All 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. Construct half-street improvements on Julian Street and Cedar Avenue adjacent to this site concurrent with development of this site. 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. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveways on 28th Street and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.

14. The proposed new driveway accessing this site from Cedar Avenue is hereby approved as a Deviation of Standards for depth after the curb return. Any further deviations, if any, to width or ingress/egress radii will require separate approval from the City Traffic Engineer.
15. 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.
16. 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.
17. 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**

18. 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.
19. As this appears to be a mid-rise development (exceeds 55' to the highest occupied floor) applicant shall comply with the City of Las Vegas mid-rise provisions and submit a Fire Protection Report. This report is required to be submitted directly to Fire Engineering for review and approval PRIOR to Building permit set submittal.
20. Verify that required fire flow is available to the site.

This item will be considered by the City Council on February 21, 2024. 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:bp

cc:

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