



**LAS VEGAS
CITY COUNCIL**

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



January 10, 2024

Liz Ortenburger
Temporary Assistance for Domestic Crises, LLC
3900 Meadows Lane
Las Vegas, Nevada 89107

**RE: 23-0574 [GPA1 ,ZON1, VAR1 AND SUP1]
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 1.25 acres at 5204 and 5238 Vegas Drive (APN 138-24-801-036), Ward 5 (Crear).

23-0574-GPA1 - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

23-0574-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE)

23-0574-VAR1 - VARIANCE - TO ALLOW 60 PERCENT LOT COVERAGE WHERE 30 PERCENT IS REQUIRED

23-0574-SUP1 - SPECIAL USE PERMIT - FOR AN EXISTING SOCIAL SERVICE PROVIDER USE

This approval is subject to the following conditions:

23-0574-GPA1 and 23-0574-ZON1 are approved with no conditions.

23-0574-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow maximum lot coverage of 40 percent where 30 percent is the maximum allowed in the O (Office) zoning district.
2. Approval of a General Plan Amendment (23-0574-GPA1) and Rezoning (23-0574-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (23-0574-SUP1) 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.

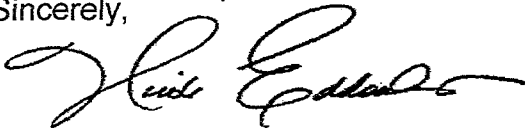
23-0574-SUP1 CONDITIONS:

Planning

1. Approval of a General Plan Amendment (23-0574-GPA1) and Rezoning (23-0574-ZON1) and approval of and conformance to the Conditions of Approval for Variance (23-0574-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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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:

Liz Olson
Kaempfer Crowell
1980 Festival Plaza Drive #650
Las Vegas, Nevada 89135