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**CITY HALL**

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



cityoflasvegas | lasvegasnevada.gov

January 10, 2024

Le Family Trvst LLC  
12129 Vista Linda Avenue  
Las Vegas, Nevada 89138

**RE: 23-0589 [VAR1, VAR2 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 0.46 acres at 3270 North Buffalo Drive (APN 138-10-403-027), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

**23-0589-VAR1** - VARIANCE - TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE EIGHT ADDITIONAL SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT

**23-0589-VAR2** - VARIANCE - TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 14 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE SIX FEET IS REQUIRED

**23-0589-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW [Z-0007-90(2)] FOR A PROPOSED 1,550 SQUARE-FOOT ADDITION TO AN EXISTING 6,104 SQUARE-FOOT SINGLE-STORY MEDICAL OFFICE BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**23-0589-VAR1 CONDITIONS:**

**Planning**

1. A Variance (23-0589-VAR1) is hereby approved, to allow zero additional parking spaces where nine additional spaces are required for a parking impaired development.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR2) and Site Development Plan Review (23-0598-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.

**23-0589-VAR2 CONDITIONS:**

**Planning**

1. A Variance (23-0589-VAR2) is hereby approved, to allow a zero-foot rear yard setback where 14 feet is required and to allow a zero-foot side yard setback where six feet is required.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0598-VAR1) and Site Development Plan Review (23-0598-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.

**23-0589-SDR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (23-0589-VAR1) and Variance (23-0589-VAR2) shall be required, if approved.
2. Conformance to the approved conditions for Plot Plan and Building Elevation Review [Z-0007-90(2)], except where amended herein.

3. A Waiver is hereby approved, to allow a zero-foot landscape buffer on a portion of the southern perimeter where six feet is required and to allow a zero-foot buffer on a portion of the eastern perimeter where 14 feet is required.
4. 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.
5. All development shall be in conformance with the site plan and building elevations date stamped 12/14/23, except as amended by conditions herein.
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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk and driveway 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.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended. New expansion floor elevation needs to match existing finish floor elevation.

**Fire & Rescue**

11. 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.

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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive #650  
Las Vegas, Nevada 89135