



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

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January 17, 2024

Gohar Patvakanyan  
935 Decatur Trust  
5226 Misty Morning Drive  
Las Vegas, Nevada 89118

**RE: 23-0361 [VAR1, VAR2, AND SDR1]  
CITY COUNCIL MEETING OF JANUARY 17, 2024**

Dear Applicant:

The City Council at a regular meeting held on *January 17, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 0.16 acres on the east side of Decatur Boulevard, approximately 100 feet north of Alpine Lane (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

23-0361-VAR1 - VARIANCE - TO ALLOW A SEVEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 48 FEET IS REQUIRED, TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A REISIDENTIAL ADJACENCY MATCHING SETBACK OF SEVEN FEET WHERE 20 FEET IS REQUIRED

23-0361-VAR2 - VARIANCE -TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED

23-0361-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 2,280 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**23-0361-VAR1 Conditions:**

**Planning**

1. A Variance is hereby approved to allow a seven-foot residential adjacency setback where 48 feet is required, to allow a seven-foot rear yard setback where 15 feet is required and to allow a residential adjacency matching setback of seven feet where 20 feet is required.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0361-VAR2) and Site Development Plan Review (23-0361-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.

**23-0361-VAR2 Conditions:**

**Planning**

1. A Variance is hereby approved to allow seven parking spaces where eight are required.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0361-VAR1) and Site Development Plan Review (23-0361-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.

**23-0361-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (23-0361-VAR1 and VAR2) 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, date stamped 10/30/23, landscape plan, and building elevations, date stamped 08/22/23 except as amended by conditions herein.
4. A Waiver from Archived Title 19.12 is hereby approved, to allow a zero-foot perimeter landscape buffer adjacent to right-of-way where 15 feet is required.
5. A Waiver from Archived Title 19.12 is requested to allow a five-foot perimeter landscape buffer where eight feet is required.
6. A Waiver from Archived Title 19.12 is requested to allow a seven-foot perimeter landscape buffer where eight feet is required.
7. A Waiver from Archived Title 19.12 is requested to allow a five-foot perimeter landscape buffer where eight feet is required.
8. An Exception from Title 19.12 is hereby approved, to allow zero parking parking lot trees where four are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. 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:  
All trees and planting materials shall be drought-tolerant and consistent with the Southern Nevada Water Authority & Southern Nevada Regional Planning Coalition Regional Plant List.

13. A letter from Republic Services allowing for curbside pickup shall be required prior to the issuance of a building permit.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. 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.
16. Coordinate with the Sewer Planning section of the Department of Public Works to determine if the existing sewer lateral to this site is feasible for this use, or if a new connection is required. Comply with the direction of the Sewer Planning section.
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. 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.

**Fire & Rescue**

19. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

Gohar Patvakanyan  
935 Decatur Trust  
5226 Misty Morning Drive  
Las Vegas, Nevada 89118