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January 17, 2024

Liz Duncan
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: 23-0382 [VAR1 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 **HOLD IN ABEYANCE** the following Land Use Entitlement project requests on 5.43 acres at 7351 West Alexander Road (APNs 138-10-101-019, 138-10-101-006, 138-10-196-002, and 138-10-101-015), U (Undeveloped [R (Rural Density Residential) General Plan Designation] and C-V (Civic) Zones, Ward 4 (Allen-Palenske).

23-0382-VAR1 - TO ALLOW A 12-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT FRONT YARD WALL/FENCE WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM ALLOWED

23-0382-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN [Z-0022-88(1)] FOR THE PROPOSED EXPANSION OF WAYNE BUNKER PARK TO ESTABLISH AN OUTDOOR PICKLEBALL COMPLEX

This approval is subject to the following conditions:

23-0382-VAR1 Conditions:

Planning

1. A Variance (23-0382-VAR1) is hereby approved, to allow a 12-foot solid front yard wall where a five-foot front yard wall/fence with a two-foot solid base is the maximum allowed.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0382-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.

23-0382-SDR1 Conditions:

Planning

1. An administrative required review shall be performed six months after completion of the park expansion and operation commences of the pickle ball courts.
2. A sound study shall be performed prior to the issuance of a building permit.
3. No parking signs shall be installed along Constantinople Avenue adjacent to the park.
4. Approval of and conformance to the Conditions of Approval for Variance (23-0382-VAR1) shall be required, if approved.
5. 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.
6. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/01/23, except as amended by conditions herein.
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. 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.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Per Title 13.12, dedicate 30 feet of right-of-way for Constantinople Avenue, where such does not exist, adjacent to this site prior to the issuance of any permits.
12. Construct half-street improvements matching improvements to the west on Constantinople Avenue, including appropriate overpaving, 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. Appropriate barricade or other improvements for the terminus of Constantinople shall meet the approval of the City Engineer.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to the issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
14. 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.
15. 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.

This item is scheduled to be heard again at the February 21, 2024 City Council meeting which will be held at 9:30 AM in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The City 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 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Cassandra Dawes
SLA Land Architects
1700 West Horizon Ridge Parkway, Suite 203
Henderson, Nevada 89012