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CITY COUNCIL**

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March 13, 2024

Tal Harel
Harel Plumbing & Heating, Inc.
7775 Placid Street
Las Vegas, Nevada 89123

**RE: 23-0616 [VAR1, VAR2, AND SDR1]
PLANNING COMMISSION MEETING OF MARCH 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 12, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.08 acres located on the east side of 13th Street, approximately 358 feet south of Mesquite Avenue and 13th Street (APN 139-35-212-015), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

23-0616-VAR1 - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE SEVEN ARE REQUIRED

23-0616-VAR2 - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A TWO-FOOT DISTANCE BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED

23-0616-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, THREE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

23-0616-VAR1 CONDITIONS:

Planning

1. A Variance (23-0616-VAR1) is hereby approved to allow zero parking spaces where seven are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0616-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.

23-0616-VAR2 CONDITIONS:

Planning

1. A Variance (23-0616-VAR2) is hereby approved to allow a 15-foot rear yard setback where 20 feet is required
2. A Variance (23-0616-VAR2) is hereby approved to allow a three-foot distance between buildings where 10 feet is required.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0616-SDR1) shall be required, if approved.
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 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0616-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0616-VAR1) and Variance (23-0616-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 development shall be in conformance with the site plan, date stamped 02/13/24, the landscape plan and building elevations, date stamped 12/20/23, except as amended by conditions herein.
4. Waivers from Title 19.06.110 are hereby approved, to allow zero to five-foot wide landscape buffer widths along portions of the west and southern property lines where 10 feet is required.
5. An Exception from Title 19.06.040 is hereby approved, to allow nine perimeter landscape buffer area trees where 14 are required.
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. 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. All planting materials shall adhere to the recommendations of the Southern Nevada Regional Plant List.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Concurrent with on-site development activity, construct an accessible ramp and sidewalk in the public right-of-way meeting Public Right-of-Way Accessibility guidelines (PROWAG).
11. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
12. Obtain an Occupancy Permit or permission from the Nevada Department of Transportation (NDOT) for any work in the US95 public right-of-way adjacent to this site prior to constructing any improvements or using any area within NDOT jurisdiction.


13. 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

14. 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 April 17, 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