



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN
OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

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

April 10, 2024

Maria Esparza
Los Caminos De La Vida Trust and Esparza Miguel and Ma
8113 Meadow Falls Street
North Las Vegas, Nevada 89085

**RE: 23-0516-SDR1
PLANNING COMMISSION MEETING OF APRIL 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 9, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.29 acres at 388 Maydelle Place (APN 139-36-110-022), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/28/24, except as amended by conditions herein.
3. An Exception from Title 19.08.110 is hereby approved, to allow one interior parking area tree where eight are required.
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. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Construct half-street improvements matching improvements to the north and south on Maydelle Place, 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. Street lighting may be deferred at the discretion of the City Engineer Traffic provided that street light conduit is installed with pull boxes at each future street light location. If a streetlight deferral is allowed, a deferral fee in accordance with Title 19.02.025.F shall be paid prior to the issuance of permits for this site..
9. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
10. 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.
11. 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

12. 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 action by the Planning Commission on April 9, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after April 23, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Edgar Montalvo
2209 Tosca Street 8-101
Las Vegas, Nevada 89128