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CITY HALL

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



April 10, 2024

Vyacheslav Weston
7421 Margollini Street
Las Vegas, Nevada 89148

**RE: 23-0653 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF APRIL 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 9, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.20 acres at the northeast corner of Vegas Drive and Michael Way (APN 138-24-403-032), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

23-0653-VAR1 - VARIANCE - TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED

23-0653-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.06 DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

23-0653-VAR1 CONDITIONS:

Planning

1. A Variance (23-0653-VAR1) is hereby approved, to allow seven parking spaces where eight are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0653-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.

23-0653-SDR1 CONDITIONS:

Planning

1. 36-inch box trees shall be planted.
2. Approval of and conformance to the Conditions of Approval for Variance (23-0653-VAR1) 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 development shall be in conformance with the site plan, date stamped 01/25/24, landscape plan, date stamped, 01/25/24 and building elevations, date stamped 12/21/23, except as amended by conditions herein.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a three-foot perimeter landscape buffer where six feet is required along the northern property line.
6. A Waiver from Title 19.06.110 is hereby approved, to allow a three-foot perimeter landscape buffer where five feet is required along the western property line.
7. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer where 15 feet is required along a portion of the eastern property line.
8. A Waiver from Title 19.06.040 is hereby approved, to allow a proposed trash enclosure to not be properly screened.
9. An Exception from Title 19.06.040 is hereby approved, to allow 12 24-inch box perimeter landscape buffer trees where 20 are required.
10. An Exception from Title 19.08.110 is hereby approved, to allow zero parking area trees where three are required.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

13. 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.
14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Grant a Traffic Signal Chord Easement on the northwest corner of Vegas Drive and Michael Way prior to the issuance of permits. The corner radius dedication may be reduced to 25' in conjunction with the chord easement. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
17. Construct a half-street improvements including appropriate transition paving on Michael Way adjacent to this site per Title 19.04.190 concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
18. In accordance with Section 2.2. of the City's Vision Zero Action Plan, the sidewalk adjacent to Vegas Drive 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.
19. The proposed new driveway accessing this site from Michael Way is hereby approved as a Deviation of Standards as shown on site plan.
20. Connect to Public Sewer at a size, depth, and location that is acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering. Extend public sewer in Michael Way to the northern edge of this site at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.

21. 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

22. A fully operational fire protection system, including a fire apparatus road, 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 May 15, 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

cc:

Nasko Balaktshiev
1025 South 1st Street #140
Las Vegas, Nevada 89101