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April 10, 2024

Cody Roskelly  
Southern Nevada Regional Housing Authority  
340 North 11th Street  
Las Vegas, Nevada 89101

**RE: 24-0087 [GPA1, ZON1, 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 6.05 acres at 2601 Sunrise Avenue (APN 139-36-302-005), Ward 3 (Diaz).

**24-0087-GPA1** - GENERAL PLAN AMENDMENT - FROM: PF (PUBLIC FACILITY) TO: M (MEDIUM DENSITY RESIDENTIAL)

**24-0087-ZON1** - REZONING - FROM: C-V (CIVIC) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

**24-0087-VAR1** - VARIANCE - TO ALLOW 203 PARKING SPACES WHERE 221 PARKING SPACES ARE REQUIRED

**24-0087-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 121-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**24-0087-VAR1 CONDITIONS:**

**Planning**

1. Approval of General Plan Amendment (24-0087-GPA1) and Rezoning (24-0087-ZON1); and conformance to the Conditions of Approval for Site Development Plan Review (24-0087-SDR1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**24-0087-SDR1 CONDITIONS:**

**Planning**

1. Approval of General Plan Amendment (24-0087-GPA1) and Rezoning (24-0087-ZON1); and conformance to the Conditions of Approval for Variance (24-0087-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 and landscape plan date stamped 02/14/24, and building elevations date stamped 03/05/24, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a four-foot wide landscape buffer on a portion of the north perimeter where six feet is required, to allow a five-foot wide landscape buffer on the east perimeter where 10 feet is required and a five-foot wide landscape buffer on the south perimeter where 15 feet is required.
5. An Exception from Title 19.06 is hereby approved, to allow 41 interior parking lot trees where 49 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.

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

**Public Works**

10. 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.
11. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, and replace with new improvements meeting Current City Standards 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.
12. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
13. 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.
14. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Including pedestrian crossings for children in the vicinity traveling to and from the nearby schools (evaluate both east and west of this property). Comply with the recommendation of the approved pedestrian circulation plan.
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.

**Fire & Rescue**

16. 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 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:

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