



May 15, 2024

**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

Mario Gonzalez
Kardia Properties, LLC
28052 Camino Capistrano, #112
Laguna Niguel, California 92677

**RE: 24-0049 [VAR1 AND SDR1]
CITY COUNCIL MEETING OF MAY 15, 2025**

Dear Applicant:

The City Council at a regular meeting held on *May 15, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 1.49 acres located on the south side of Harris Avenue, between Lilly Lane and Effinger Street (APN 139-25-410-046), R-4 (High Density Residential) Zone, Ward 3 (Diaz).

24-0049-VAR1 - VARIANCE - TO ALLOW A PROPOSED 10-FOOT TALL FRONT YARD WALL WHERE FIVE FEET WITH A TWO-FOOT SOLID BASE IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A PROPOSED 10-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW ZERO PERCENT CONTRASTING MATERIAL WHERE 20 PERCENT IS REQUIRED

24-0049-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 60-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH WAIVERS OF RESIDENTIAL ADJACENCY AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

24-0049-VAR1 Conditions:

Planning

1. Approval of General Plan Amendment (24-0102-GPA1) and Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0049-SDR1) shall be required, if approved.

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



2. A Variance (24-0049-VAR1) is hereby approved to allow a proposed 10-foot tall front yard wall where five feet with a two-foot solid base is the maximum height allowed; to allow a proposed 10-foot tall perimeter wall where eight feet is the maximum height allowed and to allow zero percent contrasting material where 20 percent is required. The proposed walls shall aesthetically match the existing walls to the south of the subject site.
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. The proposed perimeter wall shall match the existing perimeter wall adjacent to the subject site.
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.

24-0049-SDR1 Conditions:

Planning

1. Approval of General Plan Amendment (24-0102-GPA1) and Approval of and conformance to the Conditions of Approval for Variance (24-0049-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. Site Development Plan Review (SDR-78417), Variance (VAR-78416) and Extension of Time Requests (22-0275-EOT1 and EOT2) are hereby expunged.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/18/24, except as amended by conditions herein.
5. Waivers from Title 19.06.120 are hereby approved, to allow an eight-foot wide landscape buffer along the western perimeter where 10 feet is required; a seven-foot wide landscape buffer width along the eastern perimeter where 15 feet is required; and to allow no landscape buffer along the southern property line where six feet is required.
6. Exceptions from Title 19.08.110 are hereby approved, to allow 31 perimeter trees where 46 are required and to allow four interior parking area trees where seven are required.

7. A Waiver from Title 19.06.040 is hereby approved, to allow a 128-foot residential adjacency setback where 138 feet is required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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. Planting materials shall adhere to the recommendations of the Southern Nevada Regional Plant List.
11. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
12. The proposed perimeter walls shall aesthetically match the existing walls utilized for the development to the south of the subject site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Construct improvements along Lilly Lane matching existing improvements to the south and install street lighting on Effinger Street concurrent with on-site development activities.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
17. A deviation from standard 222.1 is hereby granted to allow no egress curb return and a callbox closer than 50 feet from the curb line. No portion of the entry median shall obstruct the required accessibility path along Effinger Street.

18. 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.
19. Submit a License Agreement for landscaping and private improvements in the Harris Avenue public right-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (229-5460).
20. 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. Comply with the recommendation of the approved pedestrian circulation plan.
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 fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

George Gekakis
George Gekakis, Inc.
2655 South Rainbow Boulevard, #401
Las Vegas, Nevada 89146