



May 15, 2024

**LAS VEGAS
CITY COUNCIL**

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Cody Roskelly
Southern Nevada Regional Housing Authority
340 North 11th Street
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**RE: 24-0067 [GPA1, ZON1, AND SDR1]
CITY COUNCIL MEETING OF MAY 15, 2024**

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 5.15 acres on the southeast corner of Duncan Drive and Edward Avenue (APN 138-12-210-021), Ward 5 (Crear).

24-0067-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)

24-0067-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)

24-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 80-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF RESIDENTIAL ADJACENCY AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

24-0067-SDR1 Conditions:

Planning

1. Approval of a General Plan Amendment (24-0067-GPA1) and Rezoning (24-0067-ZON1) 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, landscape plan, and building elevations, date stamped 03/18/24, except as amended by conditions herein.



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4. A Waiver from Title 19.06.040 is hereby approved, to allow a residential adjacency setback of 19 feet where 75 feet is required for Building #1.
5. A Waiver from Title 19.06.040 is hereby approved, to allow a residential adjacency setback of 62 feet where 75 feet is required for Building #2.
6. A Waiver from Title 19.06.040 is hereby approved, to allow a residential adjacency setback of 51 feet where 75 feet is required for Building #3.
7. A Waiver from Title 19.06.110 is hereby approved, to allow a four-foot perimeter landscape buffer where 15 feet is required on the west perimeter.
8. A Waiver from Title 19.06.110 is hereby approved, to allow a nine-foot perimeter landscape buffer where 10 feet is required on the north perimeter.
9. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot to four-foot perimeter landscape buffer where six feet is required along a portion of the south perimeter.
10. An Exception from Title 19.06.040 is hereby approved, to allow 98 24-inch box trees within the perimeter landscape buffer where 99 24-inch box trees 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
14. 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.

15. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA.
 - b. Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
 - c. No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
 - d. No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.


Public Works

17. Per Title 13.12, dedicate a 15-foot spandrel at the corner of Duncan Drive and Edward Avenue on the Final Map for this site.
18. Construct half-street improvements on Duncan Drive and Edward Avenue adjacent to this site 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.
19. Extend public sewer in Duncan Drive from Scuba Circle to the western edge of this site, and north from Gowan Road for the full frontage of Edward Avenue at a size, depth and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering.
20. 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. Show Site Visibility Restriction Zones at the intersection of Duncan Drive and Edwards Avenue.

21. 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 recommendations of the approved pedestrian circulation plan.
22. 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 recommendations of the approved pedestrian circulation plan.
23. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

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

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

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