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April 11, 2024

Lewis Jordan
Southern Nevada Regional Housing Authority
340 N. 11th Street #170
Las Vegas, Nevada 89101

**RE: 23-0601-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2023**

Dear Mr. Jordan:

The Department of Community Development – Planning Division has administratively **APPROVED** For possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-28524) FOR A PROPOSED THREE-STORY, 59-UNIT ADDITION TO AN EXISTING 65-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.38 acres at 1818 Balzar Avenue (APN 139-21-102-008), Ward 5 (Crear).

This approval is subject to the following conditions:

23-0601-SDR1 Conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-28524) shall be required, except where amended herein.
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 building elevations date stamped 04/02/24; and landscape plan date stamped 04/10/24, except as amended by conditions herein.
4. An Exception from 19.06.040 is hereby approved, to allow 30, 24-inch box trees within the perimeter landscape buffer area where 32 are required.
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. The City Council is required to approve Director's Business application (24-0036-DIR1) for a Declaration of Special Land Use Restrictions (DSLURS) to grant a three unit-per-acre density bonus for the subject site prior to the issuance of any building permits.
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 and driveways adjacent to Comstock 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.
11. 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. The pedestrian circulation plan will also require concurrence from the City of North Las Vegas.
12. This site is partially within 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, the applicant must provide a written response from FEMA that verifies whether or not a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

The applicant must comply with FEMA requirements. The Technical Drainage Study will also require concurrence from the City of North Las Vegas.

13. Comply with all applicable conditions of approval for Site Development Plan Review (SDR-28524).

Fire & Rescue

14. 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 Department of Planning staff on **April 11, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc: Frank E. Stafford
Southern Nevada Regional Housing Authority
340 N. 11th Street #150
Las Vegas, Nevada 89101