



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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702.229.6011 | VOICE  
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June 26, 2024

Robert M. Brown  
Opportunity Village  
6050 South Buffalo Drive  
Las Vegas, Nevada 89113

**RE: 24-0090 [ZON1 AND SDR1]  
CITY COUNCIL MEETING OF JUNE 26, 2024**

Dear Applicant:

The City Council at a regular meeting held on *June 26, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 17.49 acres on the east side of Thom Boulevard between Rome Boulevard and Deer Springs Way (APN 125-24-701-037), Ward 6 (Brune).

**24-0090-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) [4.99 ACRES]

**24-0090-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 121,705 SQUARE-FOOT SOCIAL SERVICES CAMPUS, INCLUDING A ONE-STORY, 90-UNIT MULTI-FAMILY RESIDENTIAL COMPLEX; A ONE-STORY, 14,040 SQUARE-FOOT RETAIL BUILDING; A ONE-STORY, 13,200 SQUARE-FOOT MULTIPURPOSE BUILDING; A ONE-STORY, 8,678 SQUARE-FOOT PRIVATE CLUBHOUSE AND A PRIVATE PARK

This approval is subject to the following conditions:

**24-0090-SDR1 CONDITIONS:**

**Planning**

1. Approval of a Rezoning (24-0090-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 04/04/24, except as amended by conditions herein.

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. 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.
7. 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.
8. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. Per Title 13.12, dedicate 40 feet for Deer Springs Way, 30 feet for Rome Boulevard and Thom Boulevard, with a 15-foot radius at the northeast corner of Thom Boulevard and Rome Boulevard and a 20-foot radius at the southeast corner of Deer Springs Way and Thom Boulevard and a bus turnout on Thom Boulevard as shown on the approved site plan, either by map or by separate document prior to the issuance of permits for this site. Also grant to the Regional Transportation Commission (RTC), by separate documents, an appropriate bus shelter easement per Standard Drawings #234 on Thom Boulevard. Grant Public Pedestrian Access Easements for any public sidewalks that are outside of the public right-of-way.

12. Construct half-street improvements on Deer Springs Way, Thom Boulevard and Rome Boulevard adjacent to this site concurrent with development of this site. The curb line on Deer Springs Way and Rome Boulevard shall match the existing curb lines on those streets. Thom Boulevard may be constructed in general compliance with Title 19.04.200. 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.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
14. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
15. 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.
16. Submit a License Agreement for landscaping and private improvements in the public right-of-way adjacent to this site 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 (702-229-5460).
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action 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 Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

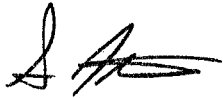
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved 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**

19. 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 June 27, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr

cc:

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KGA  
9075 West Diablo Drive Suite 300  
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