



**LAS VEGAS
CITY COUNCIL**

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June 20, 2024

Franco Reza Taba
221 Woodley Street
Las Vegas, Nevada 89106

**RE: 23-0666 [ZON1, VAR1, AND SDR1]
PLANNING COMMISSION MEETING OF JUNE 18, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 18, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.84 acres at 651 Clarkway Drive (APN 139-28-301-031), Ward 5 (Crear).

23-0666-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL)

23-0666-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE AREAS WITHIN THE REQUIRED SIDE AND REAR YARD SETBACK AREA WHERE SUCH IS NOT PERMITTED AND TO ALLOW A SIX-FOOT TALL WALL/FENCE (TWO-FOOT CMU BLOCK WITH FOUR-FOOT WROUGHT IRON) TO SCREEN FROM THE PUBLIC STREET WHERE AN EIGHT-FOOT TALL SOLID CMU SCREENING WALL IS REQUIRED

23-0666-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING 2,564 SQUARE-FOOT SINGLE-FAMILY DETACHED DWELLING TO A PROPOSED BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

23-0666-VAR1 CONDITIONS:

Planning

1. Approval of a Rezoning (23-0666-ZON1) and Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0666-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.

23-0666-SDR1 CONDITIONS:

Planning

1. Approval of a Rezoning (23-0666-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (23-0666-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 building elevations date stamped 12/21/23; and site plan, landscape plan, and wall/fence elevations date stamped 05/08/24, except as amended by conditions herein.
4. Perimeter Screen Walls shall contain 20 percent contrasting material in accordance with Title 19.08.
5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot wide landscape on the north, west and south interior lot lines where eight feet is required and to allow a 10-foot wide landscape buffer adjacent to the right-of-way where 15 feet is required.
6. An Exception from Title 19.08 is hereby approved, to allow zero interior parking lot islands and row end caps with 24-inch box trees where three are required and to allow nine 24-inch box trees within the perimeter landscape buffer areas where 45 trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

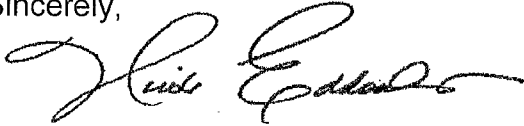
12. In accordance with Title 19.02.025.F and the approved administrative deferral, the applicant shall make an improvement contribution equal to 50% of the City's bond estimate costs for deferred improvements on Clarkway Drive based on the Regional Transportation Commission's (RTC) standard improvements.
13. Based on Title 19.02.025, the property owner must sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City standards (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Clarkway Drive adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to occupancy of this site.
14. 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.
15. Gates shall remain open during business hours. Queues shall not extend into the public right-of-way as a result of the operations on 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 July 17, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp