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June 20, 2024

STONE LAKE DEEC LLC
10777 West Twain Avenue, Suite 115
Las Vegas, Nevada 89135

**RE: 24-0177 [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 **APPROVE** the following Land Use Entitlement project requests on 8.50 acres on the east side of Rampart Boulevard, approximately 1,190 feet north of Alta Drive (APN 138-32-615-003), C-2 (General Commercial) Zone, Ward 2 (Seaman).

24-0177-VAR1 - VARIANCE - TO ALLOW 485 PARKING SPACES WHERE 498 SPACES ARE REQUIRED

24-0177-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FIVE-STORY, 300-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A FOUR-STORY PARKING GARAGE

This approval is subject to the following amended conditions:

24-0177-VAR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0177-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.

24-0177-SDR1 AMENDED CONDITIONS:

Planning

1. Previous Site Development Plan Review approvals (21-0796-SDR1 and 23-0149-SDR1) shall be expunged upon final approval of this Site Development Plan Review (24-0177-SDR1). This Site Development Plan Review shall apply only to the 8.50-acre portion of Lot 1 of The Village at Queensridge commercial subdivision encompassed by Assessor's Parcel Number 138-32-615-003.
2. Extension of Time (24-0140-EOT1) shall be expunged upon final approval of this Site Development Plan Review (24-0177-SDR1).
3. Approval of and conformance to the Conditions of Approval for Variance (24-0177-VAR1) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/29/24, except as amended by conditions herein.
6. A Waiver from Title 19.08.080 is hereby approved, to allow the perimeter buffer along the southeast property line to be detached and located 15 feet from the property line, where a minimum eight-foot wide attached buffer is required along the southeast property line.
7. An Exception from Title 19.08.040 is hereby approved, to allow 38 trees where 43 trees are required within the provided landscape buffer parallel to the southeast property line.
8. An Exception from Title 19.08.110 is hereby approved, to allow 22 trees in the parking areas where 37 trees are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. 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.
12. 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.
 - a) The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - b) Trees within the perimeter landscape buffer parallel to the southeast property line adjacent to existing single-family residential properties shall be planted no greater than 20 feet on center with four, five-gallon shrubs for each required tree as required by Title 19.
 - c) All perimeter trees shall be 36-inch box size.
13. Conformance to LVMC Title 14.11 drought restrictions.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
16. Prior to the submittal of building permits, the applicant shall coordinate with the Department of Community Development to provide revised plans depicting one or more additional pedestrian gates along the north perimeter providing access to the Angel Park Trail if possible. Affected perimeter landscape buffering may be reduced in areas that are providing direct pedestrian access to the gate(s).

Public Works

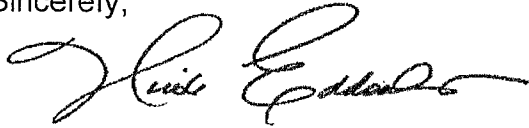
16. Concurrent with development, construct approximately 400 feet of relief sewer downstream of this site in Venetian Strada at a depth, size, and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works (702-229-6541). Additionally, provide for paved access to the existing public sewer manholes near the northeast corner of this site (SSMH #s VG-2474 and VG-2473) acceptable to the Sanitary Sewer Section of the Department of Public Works prior to approval of construction drawings for this site.
17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors, if needed, 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.
18. Contact the City Engineer's Office at 702-229-6272 (Johnathan Groppenbacher) to coordinate the development of this project with the Rampart Boulevard, Charleston Boulevard to Vegas Drive Roadway Improvements CIP (MWA781) project and any other public improvement projects adjacent to this site. Grant a Traffic Signal Chord Easement and Authorization to Enter Property (AEP) as required by City Engineer. Comply with the recommendations of the City Engineer.
19. Comply with approved Traffic Impact Analysis #11113.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

21. The applicant shall submit a Fire Protection Report. This report is required to be submitted directly to Fire Engineering for review and approval PRIOR to building permit set submittal. As these plans are preliminary and conceptual in nature, final determination of High-rise (75') or Mid-rise (55'-75') is to be made by measuring from the lowest level of fire department access to the highest occupied floor level, in order to determine which fire safety provisions are to be provided.
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.

This action by the Planning Commission on June 18, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after July 1, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive
Las Vegas, Nevada 89135