



June 20, 2024

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN

OLIVIA DÍAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

Daniel Guevara
Ramda Properties Nevada LLC
306 North 9th Street
Las Vegas, Nevada 89101

**RE: 24-0224-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 request for a Major Amendment of an approved Site Development Plan Review (21-0540-SDR1) FOR PROPOSED CHANGES TO ONSITE IMPROVEMENTS FOR AN APPROVED SEVEN-UNIT ADDITION TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (21-0540-SDR1), except as 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 date stamped 05/20/24, landscape plan date stamped 04/24/24, and building elevations, date stamped 04/23/24, except as amended by conditions herein.
4. All onsite parking spaces shall conform to the design and dimensional requirements of LVMC 19.08.110.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

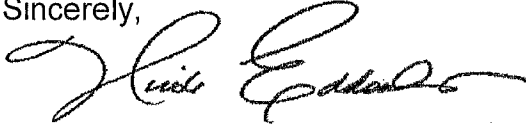
8. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
9. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Stewart Avenue Complete Streets project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
10. 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.
11. Developer shall install a crosswalk on the east leg of the Stewart Ave and 9th St intersection, with appropriate signage and striping, concurrent with on-site development activities. This condition supersedes and replaces Condition #13 of 21-0540-SDR1.
12. Comply with all applicable conditions of approval for 21-0540-SDR1 and any other site related actions.

Fire & Rescue

13. Due to locations of buildings, the Fire Department Connections for the sprinkler systems need to be visible and accessible from 9th Street.
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 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 the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Michael Bandzej
306 North 9th Street
Las Vegas, Nevada 89101