



**LAS VEGAS
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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DIRECTOR

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



cityoflasvegas | lasvegasnevada.gov

September 11, 2024

Mr. Jonathan Ullman
300 Stewart Avenue Corporation
300 Stewart Avenue
Las Vegas, Nevada 89101

RE: 24-0396-SDR1
PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *September 10, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED PARKING LOT AND EVENT PLAZA WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.69 acres at the northwest corner of Stewart Avenue and 4th Street (APN 139-34-501-025), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/20/24, except as amended by conditions herein.
3. A Waiver from Title 19 Appendix F.C.1d is hereby approved, to allow a six-foot sidewalk along 4th Street where 10 feet is required.
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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

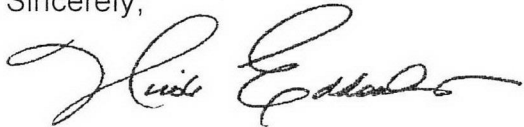
Public Works

9. Dedicate or grant an appropriate easement for a bus turnout/right turn lane (modified 234.4) on Stewart Avenue as approved by the City Traffic Engineer prior to issuance of permits for this site. Coordinate with The City Traffic Engineer for the relocation of the existing streetlight and festoon lighting for the turn out and new proposed driveway. Comply with the recommendations of the City Traffic Engineer.
10. Construct a median on Stewart Avenue from the existing median to 3rd Street with a southbound left turn pocket to 3rd Street and limiting the driveway to this site to right-in/right-out movements to the new proposed driveway.
11. A deviation from Standard Drawing 222.1 is hereby approved, subject to no queueing in the public right-of-way and a minimum of five minutes of free parking, which allows the parking to be used as the turnaround area. If traffic concerns on Stewart Avenue develop as a result of the operations of this site, the applicant shall work with the City Traffic Engineer to resolve such concerns and comply with the recommendations of the City Traffic Engineer.
12. 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.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

24-0396-SDR1 - Page Three
September 11, 2024

This action by the Planning Commission on September 10, 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 September 23, 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,

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:jr

cc:

Giovanni Pezzi
LGA Architecture
1226 South Third Street, Suite 110
Las Vegas, Nevada 89104