



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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October 9, 2024

CD-MS (Las Vegas) LLC
2215 Market Street
Denver, Colorado 80205

**RE: 24-0404 [GPA1, ZON1, SUP1, SUP2, AND SUP3]
PLANNING COMMISSION MEETING OF OCTOBER 8, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 8, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 3.66 acres at 490 South Hualapai Way (APN 138-31-210-008), Ward 2 (Seaman).

24-0404-GPA1 - GENERAL PLAN AMENDMENT - FROM: H (HIGH DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL)

24-0404-ZON1 - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL)

24-0404-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ASSISTED LIVING APARTMENTS USE

24-0404-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED SENIOR CITIZENS APARTMENTS USE

24-0404-SUP3 - SPECIAL USE PERMIT - FOR A PROPOSED 199,500 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 11,900 SQUARE-FOOT OUTDOOR RECREATION AREA WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING SCHOOL AND INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN; AND A 365-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED

This approval is subject to the following conditions:

24-0404-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Assisted Living Apartments use.

2. Approval of a General Plan Amendment (24-0404-GPA1) and Rezoning (24-0404-ZON1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (21-0511-SDR1).
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 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, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0404-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Senior Citizens Apartments use.
2. Approval of a General Plan Amendment (24-0404-GPA1) and Rezoning (24-0404-ZON1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (21-0511-SDR1).
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 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, as well as submitted as part of any business license application.
7. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

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

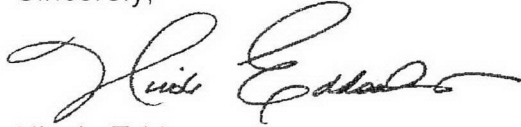
24-0404-SUP3 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of a General Plan Amendment (24-0404-GPA1) and Rezoning (24-0404-ZON1) shall be required, if approved.
3. Conformance to the approved conditions for Site Development Plan Review (21-0511-SDR1).
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. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from an existing School and Individual Care Center licensed for more than 12 children; and a 365-foot distance separation from an existing City Park where 400 feet is required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. Approval of this Special Use Permit does not constitute approval of a liquor license.
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on November 6, 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:jr

cc:

Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive #650
Las Vegas, Nevada 89135