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CITY COUNCIL**

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November 13, 2024

Jack Paripovich
3901 Leon Avenue
Las Vegas, Nevada 89130

**RE: 24-0397 [GPA1, ZON1, AND SDR1]
PLANNING COMMISSION MEETING OF NOVEMBER 12, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 12, 2024* voted **NO RECOMMENDATION** of the following Land Use Entitlement project requests on 1.22 acres at the northeast corner of Duncan Drive and Leon Avenue (APN 138-12-110-033), Ward 5 (Crear). The Planning Commission's **APPROVAL** motion for 24-0397-GPA1 failed due to lack of super majority vote, which is tantamount to **DENIAL**.

ABEYANCE - 24-0397-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH)

The Planning Commission at a regular meeting held on *November 12, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.22 acres at the northeast corner of Duncan Drive and Leon Avenue (APN 138-12-110-033), Ward 5 (Crear).

ABEYANCE - 24-0397-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-M (COMMERCIAL/INDUSTRIAL)

ABEYANCE - 24-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 3,000 SQUARE-FOOT, TWO-STORY CONTRACTOR OFFICE AND STORAGE YARD DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER, BAY DOOR AND BUILDING ORIENTATION REQUIREMENTS

This approval is subject to the following conditions:

24-0397-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (24-0397-GPA1) and Rezoning (24-0397-ZON1) 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 site plan, landscape plan and building elevations, date stamped 10/16/24, except as amended by conditions herein.
4. The outdoor storage area shall be screened in accordance with Title 19.08.040(E)(4)(e).
5. An Exception from Title 19.08.110 is hereby approved, to allow one interior parking area tree/island where six are 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.
8. 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.
9. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
10. Mechanical equipment shall be screened in accordance with Title 19 development standards.
11. 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 revised landscape plan in compliance with the recommendations of the Southern Nevada Regional Plant List shall be approved by the Department of Community Development prior to the issuance of a building permit.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Per Title 13.12, dedicate a 15-foot radius at both the northeast corner of Leon Avenue and Duncan Drive and the northwest corner of Helen Avenue and Duncan Drive prior to issuance of permits.
14. Construct half-street improvements including appropriate overpaving on Leon Avenue, Duncan Drive, and Helen Avenue adjacent to this site concurrent with development of this site unless a deferral of off sites is submitted to and approved by both The City of Las Vegas Engineer and City of Las Vegas Traffic Engineer. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. 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.
17. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

Fire & Rescue

18. 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 December 18, 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.

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November 13, 2024

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:jr

cc:

The Taylor Consulting Group – Molly/Nathan
8414 West Farm Road #180-211
Las Vegas, Nevada 89131