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July 9, 2025

Michael Janssen
City of Las Vegas
495 South Main Street, 7th Floor
Las Vegas, Nevada 89101

RE: 25-0219-SDR1
PLANNING COMMISSION MEETING OF JULY 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *July 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 4,198 SQUARE-FOOT OFFICE BUILDING DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.41 acres at the northeast corner of Owens Avenue and J Street (APN 139-21-803-006), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following **amended** 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 and building elevations, date stamped 05/14/25; and landscape plan date stamped 06/05/25, except as amended by conditions herein.
3. A Waiver from Title 19.08.070 is hereby approved, to allow a three-foot landscape buffer on a portion of the north and east perimeter where eight feet is the minimum required.
4. An Exception from Title 19.08.040 is hereby approved, to allow 13 24-inch box trees within the perimeter landscape buffer areas, where 17 trees are required.
5. An Exception from Title 19.08.110 is hereby approved, to allow one parking lot island and end cap with 24-inch box tree and four shrubs, where six parking lot island and end caps 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. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR shall be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
9. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. 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.

13. Unless otherwise allowed by the City Traffic Engineer, required roadway lighting shall be brought up to current standards by installing an additional luminaire on the exiting traffic signal pole concurrent with development of this site.
14. Connect to existing 10" public sewer main in J Street at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
15. 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.
16. If there are any traffic-generated problems with the proposed gated entry accessing this site from J St., the City Traffic Engineer may require the gate to be open during business hours. Any deviations to width, ingress/egress radii, or throat depth beyond what is shown on the approved site plan may require separate approval from the City Traffic Engineer.
17. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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 action by the Planning Commission on **July 8, 2025** 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 21, 2025**. 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

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cc:

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