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August 13, 2025

Justo Sataray
Sataray Properties Group LLC
9983 Desert Alcove Road
Las Vegas, Nevada 89178

**RE: 24-0186 [ZON1, VAR1, AND SDR1]
PLANNING COMMISSION MEETING OF AUGUST 12, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **August 12, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.17 acres at 212 North Lamb Boulevard (APN 140-32-310-004), Ward 3 (Diaz).

ABEYANCE - 24-0186-ZON1 - REZONING - FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE)

24-0186-VAR1 - VARIANCE - TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED

24-0186-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING SINGLE-FAMILY DWELLING INTO A 1,736 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

24-0186-VAR1 CONDITIONS

Planning

1. Approval of Rezoning (24-0186-ZON1) and Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0186-SDR1) 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 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0186-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (24-0186-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (24-0186-VAR1) 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 and landscape plan date stamped 06/17/25, and building elevations date stamped 06/12/25, except as amended by conditions herein.
4. A Waiver from Title 19.08.050 is hereby approved, to allow a zero-foot wide landscape buffer on the north, east and south perimeter, where an eight-foot wide buffer is required.
5. A Waiver from Title 19.08.050 is hereby approved, to allow a six-foot wide landscape buffer on the west perimeter, where a 15-foot wide buffer is required.
6. An Exception from Title 19.08.110 is hereby approved, to allow zero interior parking lot islands and end caps with 24-inch box trees and four shrubs, where four are required.
7. Prior to the issuance of building permits, the applicant must provide a letter from Republic Service which indicates that the residential trash service can be maintained on the site.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. The technical landscape plan shall include

the following changes from the conceptual landscape plan: The applicant must provide a 24-inch box tree with four five-gallon shrubs spaced every 20 feet off center within the provided perimeter landscape buffer areas.

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. 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.

Fire & Rescue

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 September 17, 2025. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Guillermo Sataray
Fresh General Services LLC
7318 West Le Baron Avenue
Las Vegas, Nevada 89178