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January 14, 2026

Randy Milmeister
711 FLLC
8860 South Maryland Parkway #15
Las Vegas, Nevada 89123

RE: 25-0558-SDR1
PLANNING COMMISSION MEETING OF JANUARY 13, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 0.16 acres at 711 F Street (APN 139-27-310-109), T4-N (T4 Neighborhood) Zone, Ward 5 (Summers-Armstrong). Staff recommends APPROVAL.

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 12/18/25, except as amended by conditions herein.
3. A Waiver of Title 19.09 is hereby approved, to allow a multi-plex: small that is 110 feet deep where 80 is the maximum allowed.
4. A Waiver of Title 19.08 is hereby approved, to allow parking directly adjacent to a building where such is not allowed.
5. A Waiver of Title 19.09 is hereby approved, to allow a terrace along F Street with zero stairs where one staircase is required.
6. A Waiver of Title 19.09 is hereby approved, to allow a terrace along F Street with a seven-foot-high finish level above sidewalk where three and a half feet is the maximum allowed.

7. An Exception of Title 19.08 is hereby approved, to allow zero parking lot landscape trees where two are required.
8. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow an eight-foot front yard setback where 10 feet is the minimum required.
9. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow three parking stalls where four is the minimum required.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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.
13. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards.
14. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
15. 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.

16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. 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.
19. Construct all incomplete alley pavement to the south on the adjacent public alley concurrent with the development of this site.
20. Connect to existing 8-inch public sewer main in the alley south of parcel at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering.
21. 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.
22. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.
23. 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 drainageways as recommended.

Fire & Rescue

24. 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 **January 13, 2026** 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 **January 26, 2026**. 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", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Michael Livingston AIA
AECP Architecture PLLC
2851 Huber Heights Drive
Las Vegas, Nevada 89128