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July 16, 2026

Tom Buntic
Novac Holdings LLC
8565 South Eastern Avenue #150
Las Vegas, Nevada 89123

**RE: 26-0127-SDR1
CITY COUNCIL MEETING OF JULY 15, 2026**

Dear Applicant:

The City Council at a regular meeting held on *July 15, 2026* voted to **RESCIND THE ABEYANCE FROM AUGUST 19, 2026 AND SET HEARING FOR JULY 15, 2026** on the following Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS on 0.35 acres at the northeast corner of Lake Mead Boulevard and San Simeon Street (APN 138-23-601-013), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

The City Council at a regular meeting held on *July 15, 2026* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS on 0.35 acres at the northeast corner of Lake Mead Boulevard and San Simeon Street (APN 138-23-601-013), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (7-0 vote) recommends APPROVAL. Staff recommends DENIAL.

This approval is subject to the following **AMENDED** conditions:

Planning

- A. An eight-foot landscape buffer with 36-inch box trees shall be located along the north property line in conformance with title 19.08 landscape buffer requirements, including adherence with the SNWA approved plant list. Fast growing large, shade trees with a minimum three-inch trunk caliper measured six inches from the base of the trunk shall be planted within the required landscape buffer area.
- B. Provide carports or shade structures over each of the electric charging stations along the east property line. The carports or shade structures are to be made of either steel, architectural-grade aluminum, and/or Alumawood.

- C. An administrative Required Review shall be conducted one year from the date of business licesnse issuance.
- D. On site signage shall be provided requiring general courtesy for the neighboring properties by eliminating noise and disturbances.
- 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 landscape plan date stamped 05/19/26, except as amended by conditions herein.
- 3. A Waiver of Title 19.08.070 is hereby approved, to allow a 13-foot perimeter landscape buffer along the west property line where 15 feet is required.
- 4. A Waiver of Title 19.08.070 is hereby approved, to allow a zero-foot perimeter landscape buffer along the east property line where eight feet is required.
- 5. An Exception of 19.08.040.E is hereby approved, to allow a trash enclosure to be located four feet from the street front where required to be located away from the street front.
- 6. An Exception of 19.08.110.C is hereby approved, to allow no parking lot landscape islands and three trees where two islands and four 24-inch box shade trees are required.
- 7. 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.
- 8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. 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.
10. 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.
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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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 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.

14. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp
cc:

Pernille Christiansen
Trout Electric
3230 East Charleston Boulevard, Suite 108
Las Vegas, Nevada 89104