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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 14, 2021

Ms. Brittany Megrath
Exit 215, LLC
10450 West Cheyenne Avenue, Suite #130
Las Vegas, Nevada 89129

**RE: 21-0082-VAR1 AND 21-0082-SDR1
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on **April 13, 2021** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on a portion of 5.00 acres located on the south side of Inyo Avenue, approximately 90 feet west of Bristle Falls Street (APN 125-19-301-012), R-E (Residence Estates) [Proposed: R-3 (Medium Density Residential)] Zone, Ward 6 (Fiore).

- **21-0082-VAR1** - VARIANCE - TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 117 FEET IS REQUIRED.
- **21-0082-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 24-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

21-0082-VAR1 approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (20-0102-GPA1) and Rezoning (20-0102-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0082-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 Department of Building and Safety.

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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.

21-0082-SDR1 approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (20-0102-GPA1) and Rezoning (20-0102-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0082-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 04/13/21 and building elevations, date stamped 04/12/21, except as amended by conditions herein.
4. The proposed handicap parking space shall be relocated to the southern parking area of the development.
5. 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.

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8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate all incomplete right-of-way, including the remainder of the cul-de-sac bulb, prior to the issuance of any permits.
11. Concurrent with development, construct all incomplete improvements on Inyo Avenue.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. Coordinate with the City Engineer [Project Manager Anita Marquez (702) 229-6264] during design to insure that no private fences or structures are proposed within existing Bureau of Land Management Right-of-Way Grants. Direct pedestrian access from this site to the 215 Beltway Trail may be accommodated at the discretion of the City Engineer; such improvements, if proposed, shall be shown on approved construction drawings for this site.
14. 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, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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This item will be considered by the City Council on May 19, 2021. 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,

A handwritten signature in black ink, appearing to read "Eric McCammond". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:clb