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July 14, 2021

Kelly Fitz
Places, LLC
6145 Spring Mountain Road, Ste. 100
Las Vegas, Nevada 89146

**RE: 21-0310-VAR1 AND 21-0310-SDR1
PLANNING COMMISSION MEETING OF JULY 13, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 13, 2021* voted to **APPROVE** the following Land Use Entitlement project requests on 0.15 acres at 212 East Charleston Boulevard (APN 162-03-110-038), C-2 (General Commercial) Zone, Ward 3 (Diaz).

21-0310-VAR1 - VARIANCE - TO ALLOW A 11-FOOT WIDE ONE WAY ACCESS AISLE WHERE 13 FEET IS THE MINIMUM ALLOWED FOR 55 DEGREE PARKING SPACES

21-0310-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 21 SPACE PARKING LOT DEVELOPMENT WITH A WAIVER OF THE APPENDIX F SCREENING AND PERMANENT PARKING LOT INTERIOR PARKING LOT LANDSCAPE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

21-0310-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0310-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.

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.

21-0310-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0310-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, landscape plan, and building elevations, date stamped 05/20/21, except as amended by conditions herein.
4. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow no ornamental parking lot screening, where such is required.
5. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow two 24-inch box trees and zero shrubs where four 15-gallon trees with four one gallon shrubs are required.
6. A Waiver from Appendix F Interim Downtown Las Vegas development standards is hereby approved, to allow 50 square feet of landscaping surface area where 210 square feet is the minimum 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 Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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

Public Works

13. Remove the unused driveway and replace with curb, gutter and sidewalk concurrent with development of this site. The new driveway and sidewalk along Charleston Boulevard adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Concurrent with development of this site, abandon the existing sewer lateral per the Design and Construction Standards for Wastewater Collection Systems manual unless otherwise allowed by the City Engineer.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing site grading and drainage patterns 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.

This action by the Planning Commission on **July 13, 2021** 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 Planning and Development at 702.229.6301 after **July 26, 2021**.

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,



Steve Gebeke, AICP
Planning Supervisor
Department of Planning

SG:nl

cc:

Mr. Jason Vossmer
LM Construction Co., LLC
7115 Bermuda Road
Las Vegas, Nevada 89119

Chris Lexis
Avison Young
10845 Griffith Peak Drive, Ste. 100
Las Vegas, Nevada 89135