



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

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

Mr. Roy Cruz
R C I P Series VIII, LLC
3808 Melody Lane
Las Vegas, Nevada 89108

**RE: ABEYANCE - 21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Mr. Cruz:

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 0.80 acres at 3808 Melody Lane (APN 139-19-704-015), C-2 (General Commercial) Zone, Ward 5 (Crear).

- **21-0013-VAR1** - VARIANCE - TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED.
- **21-0013-VAR2** - VARIANCE - TO ALLOW NINE PARKING SPACES WHERE 21 ARE REQUIRED.
- **21-0013-SDR1** - SITE DEVELOPMENT PLAN REVIEW - For a Major Amendment to previously approved Site Development Plan Reviews (SDR-76117) and (SDR-66658) FOR A PROPOSED 3,039 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT, PLAIN BUILDING WALLS WHERE SUCH IS NOT ALLOWED.

21-0013-VAR1 approval is subject to the following conditions:

Planning

1. A Variance is hereby, approved to allow a 15-foot rear yard setback where 20 feet is required.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0013-VAR2) and Site Development Plan Review (21-0013-SDR1) shall be required, if approved.

Mr. Roy Cruz
R C I P Series VIII, LLC
21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
Page Two
April 14, 2021

3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0013-VAR2 approval is subject to the following conditions:

Planning

1. A Variance is hereby, approved to allow nine parking spaces where 21 are required.
2. Approval of and conformance to the Conditions of Approval for Variance (21-0013-VAR1) and Site Development Plan Review (21-0013-SDR1) shall be required, if approved.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mr. Roy Cruz
R C I P Series VIII, LLC
21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
Page Three
April 14, 2021

21-0013-SDR1 approval is subject to the following conditions:

Planning

1. The front elevation shall be amended to include an architectural embellishment consisting of a block pop out architectural feature around the garage bays the building edges and rooflines. A revised building elevation shall be submitted to the Department of Planning for review and approval prior to or concurrent with a submittal for building permit.
2. Conformance to the Conditions of Approval for Variance (VAR-66657); and Site Development Plan Reviews (SDR-66658) and (SDR-76117) shall be required if approved, except where amended herein.
3. Approval of and conformance to the Conditions of Approval for Variance (21-0013-VAR1) and Variance (21-0013-VAR2) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan and landscape plan date stamped 03/31/21, and building elevations, date stamped 01/14/21, except as amended by conditions herein.
6. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040. Vehicles shall not be stored on the property longer than 45 days.
7. The trash enclosure shall be constructed in accordance with Title 19.08.
8. Mechanical and electrical equipment shall be screened in accordance with Title 19.08.
9. The existing barbed wire shall be removed within 10 days of final approval.

Mr. Roy Cruz
R C I P Series VIII, LLC
21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
Page Four
April 14, 2021

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 Waiver from Title 19.08 is hereby approved, to allow flat, plain building walls where such is not allowed.
12. A Waiver from Title 19.08 is hereby approved, to allow the existing 10-foot wide landscape buffer adjacent to the southwestern property line (Melody Lane) to remain where 15 feet is required.
13. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to portions of the east property line where eight feet is required.
14. An Exception from Title 19.08 is hereby approved, to allow zero parking lot trees where three are required.
15. 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.
16. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
17. 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:

Mr. Roy Cruz
R C I P Series VIII, LLC
21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
Page Five
April 14, 2021

- Eight, 5-gallon shrubs shall be provided for in the southern landscape buffer adjacent to melody lane.
18. 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.
 19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Construct all incomplete half-street improvements on Melody Lane meeting current City Standards concurrent with development of this site.
21. Prior to issuance of permits, provide proof of a joint access agreement with the neighbor to the east (Assessor's Parcel Number 139-19-704-013) for the shared driveway on Melody Lane.
22. Connect to public sewer in Melody lane. The existing lateral may be used provided its condition is acceptable.
23. Landscape and maintain all unimproved right-of-way adjacent to this site, if any. 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.
24. 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 [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

Mr. Roy Cruz
R C I P Series VIII, LLC
21-0013-VAR1, 21-0013-VAR2 AND 21-0013-SDR1
Page Six
April 14, 2021

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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:clb

cc: Mr. Nathaniel Taylor
Taylor Consulting Group, Inc.
8414 West Farm Road, Suite #180
Las Vegas, Nevada 89131