



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

February 17, 2022

Alex Guevara  
RAMDA Properties Nevada LLC  
13012 Crenshaw Boulevard  
Gardena, California 90249

**RE: 21-0540-SDR1**  
**CITY COUNCIL MEETING OF FEBRUARY 16, 2022**

Dear Applicant:

The City Council at a regular meeting held on **February 16, 2022** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED SEVEN-UNIT ADDITION, CHANGES TO EXTERIOR ELEVATIONS AND ONSITE IMPROVEMENTS TO AN EXISTING 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 0.20 acres at 306 North 9th Street (APN 139-34-612-069), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).

**21-0540 SDR1** 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 date stamped 12/14/21, landscape plan date stamped 01/31/22, and building elevations, date stamped 09/20/21 and 01/24/22, except as amended by conditions herein.
3. A Waiver from Title 19.09.050.E.020.E is hereby approved, to allow a zero-foot rear yard setback where a minimum of five feet is required.
4. A Waiver from Title 19.09.100.G is hereby approved, to allow one unimpeded parking space where 11 to 19 unimpeded parking spaces

**24-0699**  
**02/20/2024**

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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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
9. 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.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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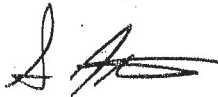
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**Public Works**

12. The sidewalks along Ninth Street 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. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. 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.
13. Prior to issuance of any building or grading permits, a Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works to demonstrate parking cycle times for the proposed parking structure will not adversely impact the public alley right-of-way. Comply with the recommendation of the City Traffic Engineer.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew

cc:

Bruce Langson  
LD Group LLC  
7475 West Sahara Avenue Suite 100  
Las Vegas, Nevada 89117

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