



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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January 18, 2023

Shaun Kriedeman  
ISO Development Partners 1 LLC  
1009 Secret Garden Street  
Las Vegas, Nevada 89145

**RE: 22-0586-ZON1, 22-0586-VAR1, 22-0586-VAR2 AND 22-0586-SDR1  
CITY COUNCIL MEETING OF JANUARY 18, 2023**

Dear Applicant:

The City Council at a regular meeting held on *January 18, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.14 acres at 308 North 14th Street (APN 139-35-212-025), Ward 3 (Diaz).

**22-0586-ZON1** - REZONING - FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL)

**22-0586-VAR1** - VARIANCE - TO ALLOW A 6,098 SQUARE-FOOT LOT WHERE 7,000 SQUARE FEET IS THE MINIMUM ALLOWED AND A 13-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED

**22-0586-VAR2** - VARIANCE - TO ALLOW ZERO PARKING SPACES WHERE 28 SPACES ARE REQUIRED

**22-0586-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY, 19-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**22-0586-ZON1 approved with no conditions.**

**22-0586-VAR1 CONDITIONS**

Planning

1. Approval of Rezoning (22-0586-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (22-0586-VAR2) and Site Development Plan Review (22-0586-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.

**22-0586-VAR2 CONDITIONS**

Planning

1. Approval of Rezoning (22-0586-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (22-0586-VAR1) and Site Development Plan Review (22-0586-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.

**22-0586-SDR1 CONDITIONS**

Planning

1. Approval of Rezoning (22-0586-ZON1) and Approval of and conformance to the Conditions of Approval for Variance (22-0586-VAR1) and Variance (22-0586-VAR2) shall be required, if approved.

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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 10/19/22, and building elevations date stamped 12/20/22, except as amended by conditions herein.
4. A Waiver from Title 19.06.120 is hereby approved, to allow a two-foot landscape buffer on a portion of the north perimeter where five feet is required, to allow a zero-foot landscape buffer on a portion of the south perimeter and to allow a six-foot wide landscape buffer on a portion of the west perimeter where 10 feet is required.
5. An Exception from Title 19 is hereby approved, to allow six 15-gallon trees within the perimeter landscape buffer areas, where 16 24-inch box trees with four shrubs is required per 20 linear feet within the landscape buffer areas; and to allow zero trees in the interior parking lot area where two parking lot islands is required per six parking spaces and at the end of a row of parking.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
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.

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

Public Works

12. Grant a minimum 10-foot wide Public Sewer Easement over the existing public sewer main to be privately maintained. No trees or landscaping over 3-feet tall shall be allowed within any Public Sewer Easement. All existing trees located within the easement shall be removed concurrent with onsite development.
13. The sidewalk 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 needed to complete this requirement.
14. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
15. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
16. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

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STF:PL:nl

cc:

Shaun Kriedeman  
Mojave Group LLC  
1009 Secret Garden Street  
Las Vegas, Nevada 89145

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