



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: MARCH 19, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: MOJAVE GROUP, LLC - OWNER: ISO DEVELOPMENT PARTNERS 1, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
25-0040-EOT1	Staff recommends APPROVAL, subject to conditions:	
25-0040-EOT2	Staff recommends APPROVAL, subject to conditions:	25-0040-EOT1
25-0040-EOT3	Staff recommends APPROVAL, subject to conditions	25-0040-EOT1 25-0040-EOT2

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

25-0040-EOT1 CONDITIONS

Planning

1. This approval shall expire on January 18, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0586-VAR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0040-EOT2 CONDITIONS

Planning

1. This approval shall expire on January 18, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (22-0586-VAR2) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

25-0040-EOT3 CONDITIONS

Planning

1. This approval shall expire on January 18, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0586-SDR1) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of Variances (22-0586-VAR1 and VAR2) and Site Development Plan Review (22-0586-SDR1) for a proposed three-story, 19 unit multi-family residential development on 0.14 acres at 308 North 14th Street.

ISSUES

- This is the first Extension of Time request for the approved Variances (22-0586-VAR1 and VAR2) and Site Development Plan Review (22-0586-SDR1).
- Variances (22-0586-VAR1 and VAR2) and Site Development Plan Review (22-0586-SDR1) were set to expire on January 18, 2025. The applicant submitted the application for an Extension of Time on January 09, 2025 prior to expiration.
- The submitted building permit (#PRC23-00062) is on its 5th resubmittal review and is currently in progress.

ANALYSIS

On January 18, 2023 the City Council approved a Variance (22-0586-VAR1) 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; a Variance (22-0586-VAR2) to allow zero parking spaces where 28 spaces are required; and Site Development Plan Review (22-0586-SDR1) for a proposed three-story, 19-unit multi-family residential development with waivers of the perimeter landscape buffer requirements on 0.14 acres at 308 North 14th Street. Per Condition #2 of the approved Variances (22-0586-VAR1 and VAR2); and Condition #2 of approved Site Development Plan Review (22-0586-SDR1) the entitlement was set to expire in two-years from the January 18, 2023 approval date on January 18, 2025.

Title 19.16 of the Unified Development Code deems an approved Site Development Plan Review and associated Variances exercised upon issuance of a building permit; as none have been issued the two Variances (22-0586-VAR1 and VAR2) and Site Development Plan Review (22-0586-SDR1) are set to expire. The applicant is requesting an Extension of Time to ensure the two Variances and Site Development Plan Review do not expire. The applicant has indicated in the submitted justification letter, "We are currently navigating the changed capital market conditions with the higher interest rates and tighter lending conditions.

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We believe this is a project that will benefit the community once built, however, we do not believe the building permit will be issued prior to the expiration date set in the approved entitlements. We are asking for an Extension of Time of two years to complete the construction funding and permitting process.” Staff supports this request, as the proposed multi-family residential development can still positively contribute to the surrounding area.

FINDINGS (25-0040-EOT1, EOT2 AND EOT3)

The two Variances (22-0586-VAR1 and VAR2) and Site Development Plan Review (22-0586-SDR1) have not been exercised in accordance with the requirements of Title 19.16, as a building permit has not been issued for the proposed multi-family residential development use. Staff recommends approval of this Extension of Time request with a two-year time limit, as the multi-family residential development is still compatible with the surrounding residential land uses in the area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
03/28/11	A Code Enforcement case (#99558) was processed for a vacant house with trash/debris in back and front yard. House is open and accessible. Vagrants have been in and out of house and also living in small shed in back yard at 308 North 14 th Street. The case was resolved on 05/31/11.
03/24/14	A Code Enforcement case (#139052) was processed for overgrown vegetation, trash and debris at 308 North 14 th Street. The case was resolved on 04/08/14.
11/12/19	The Department of Community Development - Planning Division accepted a request to pull a requested Variance (VAR-77262) to allow five parking spaces where 11 parking spaces are required at 308 North 14th Street.
	The Department of Community Development - Planning Division accepted a request to pull a requested Variance (VAR-77263) to allow a five-foot rear yard setback where 20 feet is required and a three-foot separation between buildings where 10 feet is required at 308 North 14th Street.
	The Department of Community Development - Planning Division accepted a request to pull a requested Site Development Plan Review (SDR-77264) for a proposed one and two-story, seven-unit multi-family development with waivers of landscape buffer development standards at 308 North 14th Street.

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<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
01/18/23	The City Council approved a request for a Rezoning (22-0586-ZON1) from R-3 (Medium Density Residential) to R-4 (High Density Residential) on 0.14 acres at 308 North 14th Street. The Planning Commission recommended approval of the request and staff recommended denial.
	The City Council approved a request for a Variance (22-0586-VAR1) 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 at 308 North 14th Street. The Planning Commission recommended approval of the request and staff recommended denial.
01/18/23	The City Council approved a request for a Variance (22-0586-VAR2) to allow zero parking spaces where 28 spaces are required at 308 North 14th Street. The Planning Commission recommended approval of the request and staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (22-0586-SDR1) for a proposed three-story, 19-unit multi-family residential development with waivers of the perimeter landscape buffer requirements on 0.14 acres at 308 North 14th Street. The Planning Commission recommended approval of the request and staff recommended denial.

<i>Most Recent Change of Ownership</i>	
06/09/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
02/06/23	A building permit (#R23-01371) was issued for demolition of a 462 square-foot structure, slab, footings and flatwork back to dirt at 308 North 14 th Street. The permit was finalized on 03/06/23.
06/26/23	A building permit (#L23-01212) was processed civil improvements for a three story, nineteen-unit apartment building located at 308 North 14 th Street. The permit has not been issued.
06/29/23	A building permit (#PRC23-00062) master package was processed for a three story, nineteen-unit apartment building located at 308 North 14 th Street. The permit has not been issued.

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<i>Related Building Permits/Business Licenses</i>	
07/10/23	A building permit (#C23-02350) was processed for onsite improvements and trash enclosure for a three story, nineteen-unit apartment building located at 308 North 14 th Street. The permit has not been issued.
	A building permit (#C23-02351) was processed for a three story, nineteen-unit apartment building located at 308 North 14 th Street. The permit has not been issued.
	A building permit (#C23-02352) was processed for a wall/fence for a three story, nineteen-unit apartment building located at 308 North 14 th Street. The permit has not been issued.

<i>Pre-Application Meeting</i>
A pre-application meeting was not required, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting was not required, nor was one held.

<i>Field Check</i>	
01/30/25	During a routine site visit staff noted the site is currently undeveloped with high weeds, graffiti and overgrown shrubs scattered throughout the site. Also, a homeless encampment was located on the site. The Department of Community Development - Code Enforcement Division was notified of the sites current condition.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.14

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	MXU (Mixed Use)	R-4 (High Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
West	Senior Citizen Apartments	MXU (Mixed Use)	R-PD29 (Residential Planned Development – 29 Units per Acre)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A