



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: BELVILLAGE VEGAS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0461-EOT1	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED (Newspaper Only)

PROTESTS 0

APPROVALS 0

Conditions Page One  
November 12, 2024 - Planning Commission Meeting

**\*\* CONDITIONS \*\***

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**24-0461-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on September 13, 2026 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 (22-0325-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 Page One**  
**November 12, 2024 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting the first Extension of Time of an approved Site Development Plan Review (22-0325-SDR1) for an approved 32-story mixed-use development consisting of 433 multi-family residential units and 3,940 square feet of commercial space on 0.46 acres on the north side of Colorado Avenue between 3rd Street and 4th Street.

**ISSUES**

- This is the first Extension of Time request for the approved entitlement. A similar development (SDR-77286) was approved in 2019 but had expired in 2021 without extension.
- There are no current applications for building permits for the approved project in review at this time, and civil improvement plans have not yet been submitted.

**ANALYSIS**

The subject site is zoned C-1 (Limited Commercial) with a MXU (Mixed Use) General Plan designation, which allows for the proposed mixed-use development. This area is on the southern periphery of the 18b Las Vegas Arts District, which has recently been experiencing an increase in development activity. Mixed use developments have been approved to the north and east of the subject site. The site to the north is under construction.

No building permits have been issued for construction of this development, and no applications have been submitted for review. Per the applicant, additional time is needed to finalize development plans and project financing for this project. Civil improvement plans have not yet been submitted.

During a recent field check, staff noted the subject site remains undeveloped, but was being used as a staging area for the adjacent development under construction to the north. Downtown Las Vegas offsite streetscape improvements have been installed adjacent to the site.

## Staff Report Page Two

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**FINDINGS (24-0461-EOT1)**

The proposed development continues to be appropriate within the 18b Las Vegas Arts District, where a range of housing options including midrise and highrise multi-family apartments and condominiums near major transit hubs are encouraged. Staff therefore

recommends approval of the requested Extension of Time of the approved Site Development Plan Review (22-0325-SDR1) for a two-year period. If denied, 22-0325-SDR1 will be deemed expired as of September 13, 2024.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/15/99	The City Council approved a Petition to Vacate (VAC-0049-99) a portion of 4th Street generally located between 3rd Street and the current 4th Street alignment. The Planning Commission and staff recommended approval. The Order of Vacation recorded 09/19/01.
04/18/01	The City Council approved a request for a Rezoning (Z-0010-01) from R-4 (High Density Residential) to C-1 (Limited Commercial) on 0.25 acres at the northwest corner of Colorado Avenue and 4th Street. The Planning Commission recommended approval. The entitlement expired after a two-year time limit.
	The City Council approved a request for a Site Development Plan Review [Z-0010-01(1)] for a proposed 1,746 square-foot temporary modular office building at the northwest corner of Colorado Avenue and 4th Street. The Planning Commission recommended approval. The entitlement expired after a two-year time limit.
05/05/04	The City Council approved a request for a Rezoning (ZON-3919) from R-4 (High Density Residential) to C-1 (Limited Commercial) on 0.46 acres at the northwest corner of Colorado Avenue and 4th Street. The Planning Commission recommended approval.
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-3920) for a proposed modular office and parking lot on 0.46 acres at the northwest corner of Colorado Avenue and 4th Street. The Planning Commission recommended approval.
03/01/06	The City Council approved a Petition to Vacate (VAC-10346) a portion of 4th Street at the intersection of 4th Street and Colorado Street. The Planning Commission and staff recommended approval. The approval expired 03/01/09.
06/16/16	The City Council approved a Petition to Vacate (VAC-62664) a portion of 4th Street at the intersection of 4th Street and Colorado Avenue. The Planning Commission recommended approval; staff recommended denial. The approval expired 03/17/17.



## Staff Report Page Three

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<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
11/20/19	The City Council approved the applicant's appeal of the Planning Commission denial of a request for a Site Development Plan Review (SDR-77286) for a proposed 34-story mixed use development consisting of 29,974 square feet of commercial/office space and 513 multi-family residential units with Waivers of Downtown Las Vegas Overlay District Architectural Standards on 0.46 acres at 1211 South 3rd Street. Staff recommended denial.
09/13/22	The Planning Commission approved a request for a Site Development Plan Review (22-0325-SDR1) for a proposed 32-story mixed-use development consisting of 3,940 square feet of commercial space and 433 multi-family residential units on 0.46 acres on the north side of Colorado Avenue between 3rd Street and 4th Street. Staff recommended approval.
12/06/23	A Code Enforcement Case (CE24-00041) was opened to investigate a homeless encampment, trash and open fires at 1211 South 3rd Street. The case was resolved 01/03/24.
01/09/24	A Code Enforcement Case (CE24-00041) was opened to investigate a homeless encampment at 1211 South 3rd Street. The case was resolved 02/23/24.

<b><i>Most Recent Change of Ownership</i></b>	
12/02/19	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
06/22/14	A business license (G62-05248) was issued for a 48-space parking lot at 1211 South 3rd Street. The license was marked out of business on 12/01/15.

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

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

## Staff Report Page Four

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<b>Field Check</b>	
09/30/24	Staff observed the subject site as an undeveloped corner lot. Streetscape was in place along 3rd Street and 4th Street. It was noted that dirt and other staging material for the adjacent project under construction to the north was located on this site.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	0.46

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Mixed Use [approved]	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Mixed Use	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Colorado Avenue	Right-of-Way	Right-of-Way
East	Mixed Use [approved]	C (Commercial)	C-2 (General Commercial)
	Undeveloped		R-3 (Medium Density Residential)
West	General Retail Store, Other Than Listed [vacant]	MXU (Mixed Use)	C-1 (Limited Commercial)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: 18b Las Vegas Arts District	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	Y
LW-O (Live/Work Overlay) District	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
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