



AGENDA MEMO - COMMUNITY DEVELOPMENT

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

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

| CASE NUMBER  | RECOMMENDATION                                    | REQUIRED FOR APPROVAL |
|--------------|---|-----------------------|
| 24-0489-EOT1 | Staff recommends APPROVAL, subject to conditions: |                       |

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Only

PROTESTS

APPROVALS

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

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**24-0489-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on 11/10/26 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for 20-0181-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 a second Extension of Time for an approved Site Development Plan Review (20-0181-SDR1) for a proposed 18-unit Multi-Family Residential Development with Waivers of Appendix F Interim Downtown Las Vegas Development Standards located on the west side of 11th Street, approximately 144 feet south of Carson Avenue.

**ISSUES**

- This is the second Extension of Time request for the approved Site Development Plan Review (20-0181-SDR1).

**ANALYSIS**

On November 10, 2020, the Planning Commission approved a request for a Site Development Plan Review (20-0181-SDR1) for a proposed 18-unit Multi-Family Residential Development with Waivers of Appendix F Interim Downtown Las Vegas Development Standards at the subject site. Per the submitted justification letter, the applicant needs more time to obtain financing to fund the proposed development.

Per Title 19.16, a Site Development Plan Review is exercised upon the issuance of a building permit for the principle structure on the site. As of 10/16/24, no building permit has been issued for the principle structure on the site, and an Extension of Time is warranted.

**FINDINGS (24-0489-EOT1)**

Staff finds the proposed development remains compatible with adjacent development in the area and will support the goals and objectives for the Founder's District. Therefore, staff recommends approval of a two-year extension.

## Staff Report Page Two

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**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b> |   |
|---|---|
| 03/04/53  | The Board of City Commissioners approved a request for a Rezoning (Z-0007-53) from R-1, R-2 and R-3 to R-4 of property generally located between 9th and 14th Streets between Fremont Street and Bonneville Avenue. The Regional Planning Commission recommended approval.  |
| 12/10/19  | The Planning Commission approved Site Development Plan Review (SDR-77756) to allow an 18-unit Multi-Family development at 214 South 11th Street.  |
| 11/10/20  | The Planning Commission approved a request for a Major Amendment (20-0181-SDR1) to a previously approved Site Development Plan Review (SDR-77756) for a proposed 18-unit Multi-Family Residential Development with Waivers of Appendix F Interim Downtown Las Vegas Development Standards at 214 South 11th Street. Staff recommended denial. |
| 07/06/22  | An application for a one-lot Parcel Map (100241-PMP) was submitted. The application was finalized on 11/28/22.  |
| 10/11/22  | The Planning Commission approved a first Extension of Time (22-0438-EOT1) request for an approved Site Development Plan Review (20-0181-SDR1) for a proposed 18-unit multi-family residential development at the subject site.  |

| <b><i>Most Recent Change of Ownership</i></b> |  |
|---|--|
| 04/15/22                                      | A deed was recorded for a change in ownership. |

| <b><i>Related Building Permits/Business Licenses</i></b> |   |
|--|---|
| 11/22/22   | Building permit #C22-04467 was processed for a proposed multi-family development at the subject site. The permit has not been issued. |

| <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 Three

November 12, 2024 - Planning Commission Meeting

| <b>Field Check</b> |   |
|--------------------|---|
| 10/03/24           | Staff conducted a routine field check and found an undeveloped lot. No issues were noted. |

| <b>Details of Application Request</b> |      |
|---------------------------------------|------|
| <b>Site Area</b>                      |      |
| Net Acres                             | 0.17 |

| <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            | Multi-Family Residential                 | MXU (Mixed Use)                                | R-4 (High Density Residential)  |
| North                       | Multi-Family Residential                 | MXU (Mixed Use)                                | R-4 (High Density Residential)  |
| South                       | Multi-Family Residential                 | MXU (Mixed Use)                                | R-4 (High Density Residential)  |
| East                        | Multi-Family Residential                 | MXU (Mixed Use)                                | R-4 (High Density Residential)  |
| West                        | Multi-Family Residential                 | MXU (Mixed Use)                                | R-4 (High Density Residential)  |

| <b>Master and Neighborhood Plan Areas</b>                                  | <b>Compliance</b> |
|--|-------------------|
| Vision 2045 Downtown Master Plan   | Y                 |
| Las Vegas Master Plan 2050 Area: Downtown Las Vegas                        | Y                 |
| <b>Special Area and Overlay Districts</b>                                  | <b>Compliance</b> |
| DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Founders District)  | 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  | Y                 |
| Interlocal Agreement   | N/A               |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A               |
| Project of Regional Significance   | N/A               |