



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: DECEMBER 6, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: 205 S ELEVENTH STREET, LLC**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0554-EOT1</b>	Staff recommends APPROVAL, subject to conditions:	

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

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

**NOTICES MAILED**

**PROTESTS**                      0

**APPROVALS**                      0

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

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**23-0554-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on January 19, 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 (21-0651-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.

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

**PROJECT DESCRIPTION**

The applicant is requesting an Extension of Time for an approved Site Development Plan Review (21-0651-SDR1) for a proposed two-story, 18-unit multi-family residential development with Waivers of Title 19 Appendix F Interim Downtown Las Vegas Development Standards on 0.15 acres at 205 South 11th Street.

**ISSUES**

- This is the first Extension of Time for the approved Site Development Plan Review (21-0651-SDR1).
- Permits for construction of the multi-family residential building, perimeter walls and onsite improvements were submitted for city staff review in July 2022 and renewed in September 2023, but no permits have thus far been issued.

**ANALYSIS**

The site is zoned R-4 (High Density Residential) with a MXU (Mixed Use) General Plan Designation. There are currently multi-family residential (primarily one or two-story) on properties to the north, south and west, and an office to the east of the subject site. The subject property is included in the Vision 2045 Downtown Las Vegas Master Plan within the Founders District, an area that contains older residential dwellings, many of which have converted to professional office space. The Founders District is dominated by sparse low-rise residential neighborhoods and is in need of improved housing stock and development of vacant parcels. The approved 18-unit multi-family development supports this objective.

The applicant states that applications have been made for building permits for construction of the multi-family development; however, it does not appear likely that permits can be issued before the approval period for the Site Development Plan Review expires, prompting the request for an Extension of Time. The permit applications were renewed in September 2023 and are awaiting resubmittal of plans. No justification was provided for the delay in obtaining permits.

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Staff conducted a field check of the site. Chain link construction fencing surrounds the site. A storage container was located near the southeast corner of the property, and a temporary power pole was observed in the northeast corner of the site with an operating meter. However, there does not appear to be a permit issued for temporary power. Weeds and debris were observed, primarily at the rear of the property. A Code Enforcement case was opened in May 2023 for vagrancy on the property, but was resolved in June 2023.

**FINDINGS (23-0554-EOT1)**

Development conditions in the area have remained similar to those at the time of original approval of the Site Development Plan Review (21-0651-SDR1). The approval for higher density multi-family residential development is compatible with the existing adjacent multi-family and office uses. The applicant is in the process of obtaining permits for construction. Staff therefore recommends approval of the Extension of Time request for two additional years. If denied, the Site Development Plan Review (21-0651-SDR1) will be deemed to be expired as of January 19, 2024.

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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 Zoning and Adjustment approved a request for a Rezoning (Z-0007-53) from R-1 (Single Family Residential), R-2 (Medium-Low Density Residential) and R-3 (Medium Density Residential) to R-4 (high Density Residential) on property generally located between 9th Street and 14th Street extending south from Fremont Street to Bonneville Avenue.
01/19/22	The City Council approved a request for a Site Development Plan Review (21-0765-SDR1) for a proposed two-story, 18-unit multi-family residential development with Waivers of Title 19 Appendix F Interim Downtown Las Vegas Development Standards on 0.15 acres at 205 South 11th Street. The Planning Commission and staff recommended denial.
05/09/23	A Code Enforcement Case (CE23-02691) was opened for a homeless encampment at 205 South 11th Street. The case was resolved 06/06/23.

<b><i>Most Recent Change of Ownership</i></b>	
09/30/21	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
07/20/22	An application for building plan check review (PRC22-00082) was submitted. Plans are still in review and no permits have been issued as of 11/01/23. Permits in review are for a multi-family residential building, onsite improvements and perimeter walls.
06/23/23	An application was submitted for a building permit (R23-09809) for temporary electrical power for pending construction at 205 South 11th Street. A permit has not been issued and is pending approval of the associated plan check review (PRC22-00082).

<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.	

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<b>Field Check</b>	
10/31/23	The site is unpaved and free of permanent buildings, but a storage container was located near the southeast corner. A temporary power pole was observed in the northeast corner of the site with an operating meter. Chain link construction fencing surrounds the site. Weeds and debris were observed, primarily at the rear of the property.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	0.15

<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	Vacant	MXU (Mixed Use)	R-4 (High Density Residential)
North	Residential, Single Family, Detached	MXU (Mixed Use)	R-4 (High Density Residential)
	Residential, Multi-Family		
South	Residential, Multi-Family [Parking Lot]	MXU (Mixed Use)	R-4 (High Density Residential)
East	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
West	Residential, Multi-Family	MXU (Mixed Use)	R-4 (High Density Residential)

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<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Downtown Las Vegas	Y
Vision 2045 Downtown Las Vegas Master Plan: Founders District	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
DTLV-O (Downtown Las Vegas Overlay) District - Area 2	Y
LW-O (Live/Work Overlay) District	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></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