



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: BONNEVILLE CENTER, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0386-SUP1	Staff recommends DENIAL, if approved subject to conditions:	
24-0386-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0386-SUP1

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 533

PROTESTS 0

APPROVALS 0

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

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**24-0386-SUP1 CONDITIONS**

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**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Residential, Multi-Family use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0386-SDR1) shall be required, if approved.
3. 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.
4. 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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## 24-0386-SDR1 CONDITIONS

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### **Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0386-SUP1) 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/24, except as amended by conditions herein.
4. 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

**Conditions Page Three****January 14, 2025 - Planning Commission Meeting**

9. 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 the visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - A. All trees and planting materials shall be drought-tolerant as reflected by R-43-2002 (resolution forming the City of Las Vegas Urban Forestry program).
  - B. The trees shall be a minimum size of 24-inch box trees.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Revised elevations shall be submitted to and approved by the Department of Community Development prior to the time application is made for a building permit to reflect:
  - A. An articulated roofline/cornice shall be included on all new buildings that is continuous on all sides.
  - B. Roofs and rooftops shall be designed with consideration of minimization of the Urban Heat Island effect. Light color paint or materials with an albedo of 0.50 or higher shall be used on the rooftop.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Per Title 13.12, dedicate a 10-foot radius at the southwest corner of Bonneville Avenue and 3rd Street prior to the issuance of permits, or on a recorded Map for this site.

**Conditions Page Four****January 14, 2025 - Planning Commission Meeting**

15. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width, and depth concurrent with the development of this site. The applicant is responsible for the relocation of any conflicting infrastructure.
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
17. 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.
18. 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 the 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.

**Fire & Rescue**

19. 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.

**Staff Report Page One**  
**January 14, 2025 - Planning Commission Meeting**

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

**PROJECT DESCRIPTION**

The applicant is proposing to develop a 12-unit, single-story multi-family residential development on an existing 0.64-acre commercial site at the southwest corner of Bonneville Avenue and 3<sup>rd</sup> Street.

**ISSUES**

- The subject site is located within the confinements of the Vision 2045 Downtown Las Vegas Master Plan (Civic & Business District) [Area 1].
- A Special Use Permit is requested for the Residential, Multi-Family use.
  - Residential, Multi-Family is a Conditional Land Use in the C-2 (General Commercial) zoning district.
  - Per Title 19.12, Conditional Use Regulation 1 for the Residential, Multi-Family use states that “This use is permitted only in conjunction with an approved Mixed-Use development.”
  - Mixed-Use is defined as “the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.” The proposed development does not meet this definition as the proposed development does incorporate the vertical integration within a single building.
  - When a Conditional Use Requirement cannot be met, a Special Use Permit is required for that land use.
- A Site Development Plan Review is requested to develop a 12-unit, single-story multi-family residential development on the subject site.
- In May 2024, a Code Enforcement Case (CE24-03251) was reported for unpermitted electrical work at 608 South 3<sup>rd</sup> Street. The case is open (as of 12/19/24).
- Code Enforcement Cases (CE24-09525 and CE24-03251) were opened following a routine site visit for an abundance of garbage and debris at 600 South 3<sup>rd</sup> Street.

**Staff Report Page Two**  
**January 14, 2025 - Planning Commission Meeting**

## **ANALYSIS**

On December 6, 2017, the City Council adopted the City's *Vision 2045 Downtown Las Vegas Master Plan*, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the Civic and Business District. Operating as one of the primary employment centers of the region, the Civic and Business District features courthouses, legal, and other professional services that cluster in the core creating a significant critical mass of daytime activities. The Civic and Business District maintains a relatively strong civic center as it is home to various government facilities, businesses, and professional offices. New opportunities to add density to the area and promote compact transit-oriented development.

Phased over time, each of these twelve Districts will be administered by a distinct set of standards to be adopted as either of Form-Based Zoning Districts or Special Area Plans following the completion of a context-based plan for land use and development. In the interim, the Civic and Business District is a district that was originally created as part of the Downtown Centennial Plan and is within Area 1, with development standards currently governed by the Appendix F Interim Downtown Las Vegas Development Standards and Title 19.

The subject site consists of four C-2 zoned parcels totaling 0.64 acres. The site currently has six commercial buildings with only currently two licensed and operating as Bailbond Agencies. In May 2024, a Code Enforcement Case (CE24-03251) was opened for unpermitted electrical work. During a routine site visit for the property, an abundance of garbage and debris at 600 South 3<sup>rd</sup> Street, and Code Enforcement Cases (CE24-09525 and CE24-03251) were opened.

The applicant is proposing to develop a 12-unit, single-story multi-family residential development on the existing commercial site adjacent to the alley. To accommodate the proposed development, two buildings near the alley are proposed to be demolished.

Residential, Multi-Family is defined as "a structure used or designed as a residence for three or more families or households living independently of each other." Residential Multi-Family is a conditional land use within the C-2 (General Commercial) zoning district. When a Conditional Use Requirement cannot be met, a Special Use Permit is required for that land use. The Conditional Use Regulations for this use include:

1. This use is permitted only in conjunction with an approved Mixed-Use development.

*Mixed-Use is defined as "the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof." The proposed development does not meet Title 19's definition of mixed-use and therefore does not meet this Conditional Use Requirement.*

**Staff Report Page Three**  
**January 14, 2025 - Planning Commission Meeting**

The floor plan shows the 400 square-foot residential units containing a studio living space, kitchenette, bathroom, bedroom, and walk-in closet. There are no shared common amenities associated with the proposed development.

The building elevations demonstrate 10-foot tall, buildings comprised of an eight-foot light tan stucco base with a two-foot dark green trim. The buildings lack sufficient architectural accenting as required by Title 19.08 as three of the façade elevations contain blank expressionless walls. A Condition of Approval has been added requiring the development to be in conformance with the Appendix F Interim Downtown Las Vegas Area 1 Architectural Design Standards.

The landscape plan depicts unspecified 12-inch box trees surrounding the residential component of the site. A Condition of Approval was added requiring these tree specifics to be compliant with the City of Las Vegas Urban Forestry program (R-43-2002).

The Department of Public Works has indicated that there are existing parking spaces that currently back onto 3rd Street. Bringing these spaces into code compliance may necessitate the relocation of curb cuts, a reduction of one on-street parking space, and the relocation of any conflict items such as landscaping, signage, or irrigation.

**Vision 2045 Downtown Las Vegas Master Plan**

The Vision 2045 Downtown Las Vegas Master Plan identifies the Civic & Business District as a critical employment and activity center, emphasizing higher density residential and mixed-use development. Vacant parcels and underutilized properties, particularly around Las Vegas City Hall and the Bonneville Transit Center (BTC), are highlighted as ideal locations for infill and redevelopment to combine affordable workforce housing, office spaces, and ground-floor retail, including key amenities such as grocery stores, restaurants, and services to promote an urban lifestyle. The plan encourages high-rise residential condos, live-work lofts, and service apartments to add density to the core and support a mixed-use transit hub. This proposal for 12 tiny homes does not align with the Downtown Master Plan's vision of higher-density development maximizing the potential of Downtown parcels for mixed-use, transit-oriented growth, and placemaking initiatives.

As the proposed development is not supported by the Vision 2045 Downtown Las Vegas Master Plan, requiring a higher level of intensity and density for the subject site, staff is recommending denial on both application requests.



**Staff Report Page Four**  
**January 14, 2025 - Planning Commission Meeting**

**FINDINGS (24-0386-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

While downtown residential housing is a reoccurring theme throughout the Vision 2045 Downtown Las Vegas Master Plan, the proposed 12 tiny homes do not align with the Downtown Master Plan's vision of higher density development maximizing the potential of Downtown parcels for mixed-use, transit-oriented growth, and placemaking initiatives. The Civic & Business District is a critical employment and activity center with vacant and underutilized properties serving as ideal locations for infill and redevelopment which promote an urban lifestyle.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The proposed single-story tiny home development is adjacent to a 15-story, mixed-use condominium complex; the proposed development is severely undeveloped for the appropriate type and intensity that is appropriate for the subject site.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Site access is provided by Bonneville Avenue and 3rd Street, each 80-foot Collector Streets. While both roadways are adequate in size to service the proposed development, the roadways are designed for higher-density uses suitable for a downtown urban environment.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The development and operation of activities on the site will be subject to review and approval of either building permits or business licenses, which will also require regular inspections in order to uphold the public health, safety, and general welfare.

**Staff Report Page Five**  
**January 14, 2025 - Planning Commission Meeting**

**5. The use meets all of the applicable conditions per Title 19.12.**

The proposed use does not meet the Conditional Use Requirements of Title 19.12 and therefore a Special Use Permit is required for this use.

**FINDINGS (24-0386-SDR1)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

**1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development is not compatible with adjacent development in the surrounding area as the Vision 2045 Downtown Las Vegas Master Plan's vision for this district includes higher density development maximizing the potential of Downtown parcels for mixed-use, transit-oriented growth, and placemaking initiatives. The Civic & Business District is a critical employment and activity center with vacant and underutilized properties serving as ideal locations for infill and redevelopment which promote an urban lifestyle. The proposed single-story tiny home development is adjacent to a 15-story, mixed-use condominium complex; the proposed development is not compatible with adjacent development in the surrounding area.

**2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies, and standards;**

The proposed development does not further the goals, policies, or objectives as identified in the Vision 2045 Downtown Las Vegas Master Plan. Under this plan, a major focus of the Civic and Business District is to provide higher-density residential and mixed-use development such as high-rise residential condos, live-work lofts, and service apartments.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access is provided by Bonneville Avenue and 3rd Street, each 80-foot Collector Street. While both roadways are adequate in size to service the proposed development, the roadways are designed for higher-density uses suitable for a downtown urban environment.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed building materials are appropriate for a desert climate and the city but lack adequate architectural accenting.

A Condition of Approval has been added requiring the landscaping materials to be in conformance with the City’s Urban Forestry Resolution requiring drought-tolerant tree species.

5. **Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The buildings lack sufficient architectural accenting as required by Title 19.08 as three of the façade elevations contain blank expressionless walls.

A Condition of Approval has been added requiring the development to be in conformance with the Appendix F Interim Downtown Las Vegas Area 1 Architectural Design Standards.

6. **Appropriate measures are taken to secure and protect the public health, safety, and general welfare.**

The development of the site will be subject to building permit review and inspection, thereby protecting the health, safety, and general welfare of the public.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/16/64	The City Council approved a Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on the property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south.

**Staff Report Page Seven**  
**January 14, 2025 - Planning Commission Meeting**

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
08/27/98	The Planning Commission approved a Special Use Permit (U-92-98) for a Bailbond Service at 612 South 3 <sup>rd</sup> Street.
04/07/04	The City Council approved a Special Use Permit (SUP-3712) for a Bailbond Service use at 608 South Third Street. The Planning Commission and staff recommended approval.
	The Planning Commission approved a Site Development Plan Review (SDR-3713) for a proposed Bailbond Office on 0.16 acres at 608 South Third Street. The Planning Commission and staff recommended approval.
05/12/05	The Planning Commission approved a Site Development Plan Review (SDR-6429) for a temporary information center on 0.31 acres adjacent to the southwest corner of Bonneville Avenue and 3rd Street. Staff recommended approval.
11/20/13	The City Council approved a Special Use Permit (SUP-50807) for a proposed Bailbond Service use at 600 South 3rd Street. The Planning Commission and staff recommended approval.
03/03/14	Staff administratively approved a Minor Amendment (SDR-52700) to a previously approved Site Development Plan Review (SDR-6429) for an existing wedding chapel on 0.16 acres 255 East Bonneville Street.
10/13/15	The Planning Commission approved a Special Use Permit (SUP-61053) for a proposed Bailbond Service at 612 South 3rd Street.
12/22/17	A Business License Enforcement Case (BLE474528) was reported for a wedding chapel operating without a license at 608 South 3 <sup>rd</sup> Street. The case was resolved on 01/16/18.
06/25/19	The Planning Commission approved a Special Use Permit (SUP-76451) for a proposed Bailbond Service use at 608 South 3rd Street. Staff recommended approval.
09/18/19	A Code Enforcement Case (CE19-02842) was reported for unauthorized construction activity without a permit at 608 South 3 <sup>rd</sup> Street. The case was resolved on 04/11/23.
04/08/24	A Code Enforcement Case (CE24-02377) was reported for people living out of a car in the parking lot at 600 South 3 <sup>rd</sup> Street. The case was resolved on 04/16/24.
04/15/24	A Business License Enforcement Case (BLE9888605) was reported for an unlicensed car wash at 604 South 3 <sup>rd</sup> Street. The case was resolved on 05/02/24.
	A Code Enforcement Case (CE24-02579) was reported for unpermitted electrical work at 608 South 3 <sup>rd</sup> Street. The case was resolved on 04/16/24.

Staff Report Page Eight  
January 14, 2025 - Planning Commission Meeting

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
05/08/24	A Code Enforcement Case (CE24-03249) was reported for unpermitted work at 600 South 3 <sup>rd</sup> Street. The case was resolved on 05/16/24.
	A Code Enforcement Case (CE24-03251) was reported for unpermitted electrical work at 608 South 3 <sup>rd</sup> Street. The case is open (as of 12/19/24).
05/14/24	The Planning Commission approved a Special Use Permit (24-0114-SUP1) for a proposed Bailbond Service use at 600 South 3rd Street. Staff recommended approval.

<b><i>Most Recent Change of Ownership</i></b>	
04/01/13	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
02/13/17	A Business License (G67-01721) was issued for a bail bond agent at 612 South 3 <sup>rd</sup> Street. The license is currently active and set to expire on 03/01/25.
02/27/17	A Business License (G67-01121) was issued for a bail bond agent at 612 South 3 <sup>rd</sup> Street. The license is currently active and set to expire on 02/01/25.
08/31/17	A Business License (G65-05826) was issued for a law office at 600 South 3 <sup>rd</sup> Street. The license is currently active and set to expire on 08/01/25.
03/21/19	A Business License (G67-01721) was issued for a bailbond agency at 612 South 3 <sup>rd</sup> Street. The license is currently active and set to expire on 03/01/25.
06/20/19	A Building Permit (C19-02779) was issued for a tenant improvement to 608 South 3 <sup>rd</sup> Street.
12/23/19	A Business License (G67-01721) was issued for a law firm at 612 South 3 <sup>rd</sup> Street. The license is currently active and set to expire on 03/01/25.
12/19/24	Code Enforcement Cases (CE24-09525 and CE24-03251) were opened following the events of a routine site visit observing excessive garbage and debris at 600 South 3 <sup>rd</sup> Street. The case is open.

<b><i>Pre-Application Meeting</i></b>	
07/16/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit and a Site Development Plan Review pertaining to a proposed 12 tiny home multifamily residential development at the existing commercial subject site.

## Staff Report Page Nine

## January 14, 2025 - Planning Commission Meeting

**Neighborhood Meeting**

A neighborhood meeting was not required, nor was one held.

**Field Check**

12/16/24

A routine field check was conducted by staff; staff found an abundance of garbage and debris found on the site. Code Enforcement was notified opening Cases (CE24-09525 and CE24-03251).

**Details of Application Request****Site Area**

Net Acres      0.64

<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	Office, Other than Listed	C (Commercial)	C-2 (General Commercial)
	Parking Lot		
	Bail bond Service Office, Other than Listed		
North	Parking Lot Government Facility	PF (Public Facilities)	C-V (Civic)
South	Wedding Chapel	C (Commercial)	C-2 (General Commercial)
East	Mixed-Use		
West	Undeveloped		

<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: Civic & Business District	N
Appendix F Interim Downtown Las Vegas Development Standards	N
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District - Area 1	N
LW-O (Live/Work Overlay) District	N/A
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Tortoise Trail   Constructed Urban Path   Bonneville Avenue)	Y
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

Staff Report Page Ten  
January 14, 2025 - Planning Commission Meeting

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.08.080, the following standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Size	N/A	27,878 SF	Y
Min. Lot Width	100 Feet	200 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> <li>• Front (Bonneville Avenue)</li> <li>• Side</li> <li>• Corner (3<sup>rd</sup> Street)</li> <li>• Rear</li> </ul>	0 Feet (70% Façade Alignment) 0 Feet 0 Feet (70% Façade Alignment) 0 Feet	6 Feet (Existing)  0 Feet 10 Feet (Existing) 8 Feet	Y  Y Y Y
Min. Distance Between Buildings	N/A	0 Feet	Y
Max. Lot Coverage	As Limited by Setbacks	44%	Y
Max. Building Height	N/A	10 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	By Condition
Mech. Equipment	Screened	By Condition	By Condition

<b>Street Name</b>	<b>Functional Classification of Street(s)</b>	<b>Governing Document</b>	<b>Actual Street Width (Feet)</b>	<b>Compliance with Street Section</b>
Bonneville Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
3 <sup>rd</sup> Street	Collector Street	Master Plan of Streets and Highways Map	80	Y

Staff Report Page Eleven  
January 14, 2025 - Planning Commission Meeting

Parking Requirement - Downtown (Areas 1-3)								
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance		
		Parking Ratio	Parking		Parking			
			Regular	Handi-capped	Regular		Handi-capped	
Multi-Family Residential - Studio or 1 Bedroom Units	12 Units	1.25 per Unit	15					
Multi-Family Residential - Guest Parking		1 per every 6 units	2					
Office, Other than Listed	5,609 SF	1 per 300 SF	18.69					31
Bail bond Service - Office, Other than Listed	1,672 SF	1 per 300 SF	5.57					
TOTAL SPACES REQUIRED			42		31		Y*	
Regular and Handicap Spaces Required			40	2	28	3	Y*	
Downtown Form-Based Code Parking Standards - Title 19.09.100.G								
Parking Standards Medium Load - Zone 2			Between 35% and 65%		Minimum: 14.4 Maximum: 26.8		Y*	

*\*Projects located within the Downtown Las Vegas Overlay District may be evaluated based on a weighted parking requirement as detailed in Title 19.09.100. This table compares the Title 19.12 parking requirements for this project with the weighted requirement in Title 19.09, but is not determinative of code conformance. Projects located within the Downtown Las Vegas Overlay (Area 1) are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*



**Staff Report Page Twelve**  
**January 14, 2025 - Planning Commission Meeting**

Proposed 12 Multi-Family Units (Tiny Homes):					
Student Yield		Elementary School		Middle School	High School
Multi-Family Units (12)		12 x 0.120		12 x 0.060	12 x 0.078
Total Additional Students		2		1	1
Schools Serving the Area:					
Name	Address	Grade	Capacity	Enrollment	Site Date
Hollingsworth Elementary School	1776 East Ogden Road	Kindergarten – 5 <sup>th</sup> Grade	722 Students	522 Students	11/02/24
Martin Middle School	200 North 28 <sup>th</sup> Street	6 <sup>th</sup> – 8 <sup>th</sup> Grade	1,694 Students	1,135 Students	11/02/24
Rancho High School	1900 Searles Avenue	9 <sup>th</sup> - 12 <sup>th</sup> Grade	2,383 Students	2,712 Students*	11/02/24

\*Rancho High School is over capacity for the 2024-2025 school year. It is 113.81 percent of the program's capacity.

**Department of Public Works Traffic Study**

Site Development Plan Review for a Proposed 12-Unit Housing Development - Southeast Corner of Bonneville Avenue and 3 <sup>rd</sup> Street				
Proposed Use				
Average Daily Traffic (ADT)	MOBILE HOME [DU]	12	7.12	85
AM Peak Hour			0.39	5
PM Peak Hour			0.56	7
Existing Traffic on Nearby Streets				
Bonneville Street				
Average Daily Traffic (ADT)			6,051	
PM Peak Hour (Heaviest 60 Minutes)			484	
3 <sup>rd</sup> Street				
Average Daily Traffic (ADT)			3,123	
PM Peak Hour (heaviest 60 minutes)			250	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Thom Boulevard			30,540	
Rome Boulevard			15,600	

<b><i>Site Development Plan Review for a Proposed 12-Unit Housing Development - Southeast Corner of Bonneville Avenue and 3<sup>rd</sup> Street (continued)</i></b>
<b><i>Summary</i></b>
This project is expected to add an additional 85 trips per day on Bonneville Street and 3rd Street. Currently, Bonneville Street is at about 20 percent of capacity and 3rd Street is at about 20 percent of capacity. With this project, 3rd Street is expected to be at about 21 percent of capacity and Bonneville Street is expected to remain unchanged.
Based on Peak Hour use, this development will add into the area roughly 7 additional peak hour trips, or about one every nine minutes.