



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

MICHELE FIORE

CEDRIC CREAR

WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 26, 2019

Mr. Mark Dix
Charleston Towers LLC
18501 Collier Avenue, #B-106
Lake Elsinore, CA 92530

**RE: SUP-76446 [PRJ-76401] - SPECIAL USE PERMIT RELATED TO
SDR-76448
PLANNING COMMISSION MEETING OF JUNE 25, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on June 25, 2019 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-074, 075, 101 through 105; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76401].

This approval is subject to the following conditions:

Planning

1. SUP-48462 shall be expunged upon final approval.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed-Use development.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-76448) shall be required.
4. 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.
5. 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the **21-0247** ~~cover sheet~~ of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **June 25, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 8, 2019**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Ste. 210
Henderson, Nevada 89014

21-0247
04/22/2021



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

MICHELE FIORE

CEDRIC CREAR

WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 26, 2019

Mr. Mark Dix
Charleston Towers LLC
18501 Collier Avenue, #B-106
Lake Elsinore, CA 92530

**RE: SDR-76448 [PRJ-76401] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-76446
PLANNING COMMISSION MEETING OF JUNE 25, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on June 25, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 343 RESIDENTIAL UNITS AND 8,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW 331 PARKING SPACES WHERE 522 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST, SOUTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 2.18 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-074, 075, 101 through 105; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76401].

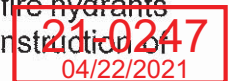
This approval is subject to the following conditions:

Planning

1. SDR-48464 shall be expunged upon final approval.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76446) 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.

21-0247
04/22/2021

4. All development shall be in conformance with the site plan stamped 06/13/19 and the landscape plan and building elevations stamped 05/06/19, except as amended by conditions herein.
5. A Waiver from Title 19.18 is hereby approved, to allow 331 parking spaces where 476 are required.
6. A Waiver from Title 19.08 is hereby approved to allow a 40-foot residential adjacency setback where 282 feet is required.
7. A Waiver from Title 19.08 is hereby approved to allow a zero-foot landscape buffer on the north, south, east and west property lines where 15 feet is required.
8. 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 Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.
12. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. 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.



15. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
17. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. A Petition of Vacation, such as VAC-48465, to eliminate the existing alley rights-of-way in conflict with this site plan shall record prior to the recordation of a Final Map for this site. Dedicate a 20-foot wide alley along the northern side of Assessor's Parcel No. 139 34 810 075 to connect to Ninth Street (including a radius) acceptable to the City Engineer immediately after recordation of the Order of Vacation. Alternatively, grant appropriate Public Roadway, Sewer, and Drainage Easements over the same area required for dedication.
20. Dedicate a 25-foot radius on the northwest corner of 10th Street and Charleston Boulevard and on the northeast corner of Charleston Boulevard and Gass Avenue.
21. Remove all substandard public street improvements and unused driveway cuts on 9th Street, 10th Street, and Garces Avenue adjacent to this site and replace with new improvements meeting Downtown Masterplan Plan Standards concurrent with development of this site, except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. A geotechnical soils report, to determine the condition of the adjacent pavement, shall be submitted concurrent with the submittal of off-site construction drawings for the site and shall be approved prior to the issuance of any offsite permits.

21-0247
04/22/2021

22. A sanitary sewer relocation plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
23. The proposed driveway shall meet the intent of standard drawing 222A. If gated, the access shall be approved by the Traffic Engineering Section of the Department of Public Works prior to submittal of any construction drawings.
24. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site. 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.
25. Submit a License Agreement for landscaping and private improvements in the Ninth Street, Tenth Street and Garces Avenue public rights-of way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
26. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the

21-0247
04/22/2021

commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on **June 25, 2019** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 8, 2019**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Ste. 210
Henderson, Nevada 89014

21-0247
04/22/2021



June 4, 2013

LAS VEGAS
CITY COUNCIL

Mr. Mark Dix
Charleston Towers, LLC
18501 Collier Avenue, Suite B-106
Lake Elsinore, California 92530

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

RE: VAC-48465 – VACATION
RELATED TO VAR-48460, SUP-48462 AND SDR-48464
CITY COUNCIL MEETING OF MAY 15, 2013

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Dix:

The City Council at a regular meeting held May 15, 2013, APPROVED the request for a Petition to Vacate the public alleys generally located south of Garces Avenue, between 9th Street and 10th Street. The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2013. This approval is subject to:

1. The limits of this Vacation shall be the portions of the public alleys south of Assessor's Parcel #139-34-810-076, north of Charleston Boulevard, between 9th Street and 10th Street.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an unmaintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
3. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan Study. The drainage study required by SDR-48464 may be used to satisfy this

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

21-0247
04/22/2021



Mr. Mark Dix
VAC-48465 – Page Two
June 4, 2013

requirement provided that it addresses the area to be vacated. Alternatively, a public drainage easement, acceptable to the Flood Control Section shall be reserved in the Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
9. If the Order of Vacation is not recorded within **three (3)** years after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Director
Planning

cc: Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

21-0247
04/22/2021



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2016

Mr. Mark Dix
Charleston Towers, LLC
18501 Collier Avenue, Suite B-106
Lake Elsinore, California 92530

**RE: EOT-64090 - EXTENSION OF TIME - VACATION
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Dix:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for an Extension of Time of an approved Vacation (VAC-48465) TO VACATE THE PUBLIC ALLEYS generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. This Vacation (VAC-48465) shall expire on May 15, 2018 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Vacation (VAC-48465) and all other site related actions as required by the Department of Planning and the Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

21-0247
04/22/2021

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 7, 2018

Mr. Mark Dix
Charleston Towers, LLC
18501 Collier Avenue, Suite B-106
Lake Elsinore, California 92530

**RE: EOT-73192 [PRJ-73126] - EXTENSION OF TIME – VACATION
CITY COUNCIL MEETING OF JUNE 6, 2018**

Dear Mr. Dix:

The City Council at a regular meeting held on June 6, 2018 voted to **APPROVE** a request for an Extension of Time of an approved Vacation (VAC-48465) TO VACATE THE PUBLIC ALLEYS generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 3 (Coffin) [PRJ-73126].

This approval is subject to the following conditions:

Planning

1. This Vacation (VAC-48465) shall expire on May 15, 2020 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Vacation (VAC-48465) and all other site related actions as required by the Department of Planning and the Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2018.

Sincerely,

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:clb

cc: Mr. George Garcia
GC Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014

21-0247
04/22/2021