



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

August 19, 2021

Mr. Rodman Jordan  
Casino Center, LLC  
5451 Lockhaven Drive  
Buena Park, California 90621

**RE: 21-0197-GPA1, 21-0191-ZON1, 21-0197-VAR1, 21-0197-VAR2 AND  
21-0197-SDR1  
CITY COUNCIL MEETING OF AUGUST 18, 2021**

Dear Mr. Jordan:

The City Council at a regular meeting held on **August 18, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 2.70 acres at 1245 Lindell Road (APNs 163-01-103-027 and 028), Ward 1 (Knudsen).

- **21-0197-GPA1** - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR) (APN 163-01-103-028)
- **21-0197-ZON1** - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL) (APNs 163-01-103-027 and 028)
- **21-0197-VAR1** - VARIANCE - TO ALLOW AN EIGHT-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED
- **21-0197-VAR2** - VARIANCE - TO ALLOW THREE ADDRESSES WHERE ONE IS ALLOWED FOR A SENIOR CITIZEN APARTMENTS DEVELOPMENT
- **21-0197-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED THREE-STORY TALL, 90-UNIT SENIOR CITIZENS APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

**21-0197-GPA1 and 21-0197-ZON1 approval is subject to no conditions:**

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**21-0197-VAR1** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0197-GPA1) and Rezoning (21-0197-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0197-VAR2) and Site Development Plan Review (21-0197-SDR1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0197-VAR2** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0197-GPA1) and Rezoning (21-0197-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0197-VAR1) and Site Development Plan Review (21-0197-SDR1) 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 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.

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Mr. Rodman Jordan

Casino Center, LLC

21-0197-GPA1, 21-0191-ZON1, 21-0197-VAR1, 21-0197-VAR2 AND 21-0197-SDR1

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4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0197-SDR1** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0197-GPA1) and Rezoning (21-0197-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0197-VAR1) 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 05/27/21, except as amended by conditions herein.
4. A Waiver from Title 19.06.120 is hereby approved, to allow an eight-foot landscape buffer along a portion of the east property line where 10 feet is the minimum required.
5. A Waiver from Title 19.06.120 is hereby approved, to allow a zero-foot buffer along a portion of the north perimeter and a five-foot landscape buffer along a portion of the south perimeter where six feet is the minimum required.
6. An Exception from Title 19.06.040(D)(8) is hereby denied, to allow 60 24-inch box trees where 61 are required within the perimeter landscape buffers.
7. An Exception from Title 19.08.110(C) is hereby approved, to allow 11 interior parking lot islands with 24-inch box trees where 22 are 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
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, which 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. 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.
14. 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.
15. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site is restricted to an age restricted community where at least one resident of each rental unit is 55 years or older.

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

**Public Works**

17. Construct all half-street improvements meeting Current City Standards on Lindell Road adjacent to this site, including widened paving from the north edge of this site northward to Charleston Boulevard, and appropriate transition at the south edge of the site concurrent with the development of this site. 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.
18. Unless otherwise allowed by the City Engineer, connect to Public Sewer from existing Lindell Living I (L20-01061). Prior to receiving civil plan approval/permits, existing sewer from Lindell Living I must be accepted by the City of Las Vegas and the Public Sewer Easement per separate document must be recorded. Coordinate a private sewer easement (10-foot width minimum) in favor of Lindell Living II over private sewer connection running through Lindell Living I. Alternatively, extend Public Sewer to full frontage on Lindell Road from existing 15-inch sewer in Charleston Boulevard.
19. 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.
20. If the site is deed restricted and developed as senior apartments, then no Traffic Impact Analysis will be required. Otherwise, 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 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.

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21. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Rodman Jordan  
Centura Development  
1210 Hinson Street  
Las Vegas, Nevada 89102

Mr. David Turner  
Baughman & Turner, Inc.  
1210 Hinson Street  
Las Vegas, Nevada 89102

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