



**LAS VEGAS
CITY COUNCIL**

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January 20, 2022

Mr. Larry L. Sayers
Talon Homes, Inc.
5430 South Cameron Street, Suite #103
Las Vegas, Nevada 89118

RE: 21-0686-SDR1
CITY COUNCIL MEETING OF JANUARY 19, 2022

Dear Mr. Sayers:

The City Council at a regular meeting held on **January 19, 2022** voted to **APPROVE** a Land Use Entitlement project request FOR A PROPOSED 24,067 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 1.79 acres at 1294 South Jones Boulevard (APN 163-01-110-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/20/21, except as amended by conditions herein.
3. An Exception from Title 19.08.040 is hereby approved, to allow 16 interior parking area trees where 29 are required.
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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mr. Larry L. Sayers
Talon Homes, Inc.
21-0686-SDR1
Page Two
January 20, 2021

6. 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.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. The sidewalks along Red Rock Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
11. This site may utilize the existing onsite sewer provided there is proof of it being a common element per a joint use agreement between the parcel owners or the CC&Rs. Alternatively, connect to the public sewer system in Del Rey Avenue.

Mr. Larry L. Sayers
Talon Homes, Inc.
21-0686-SDR1
Page Three
January 20, 2021

12. 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 submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:clb

cc: Mr. Steve Alba
Mr. Cesar Malaga
Muller Construction
2133 Industrial Road
Las Vegas, Nevada 89102

Mr. Dan Ballard
ethos | three Architecture
8985 South Eastern Avenue, Suite #220
Las Vegas, Nevada 89123