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cityoflasvegas  
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May 18, 2022

Travis Barrick  
Gallian Wilcox Welker Olson BLC  
965 East 700 South Suite 305  
Saint George, Utah 84790

**RE: 21-0762-GPA1, 21-0762-ZON1, AND 21-0762-SDR1  
CITY COUNCIL MEETING OF MAY 18, 2022**

Dear Applicant:

The City Council at a regular meeting held on *May 18, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 0.18 acres at 540 East St Louis Avenue (APN 162-03-415-046), Ward 3 (Diaz).

- **21-0762-GPA1** - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL)
- **21-0762-ZON1** - REZONING - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)
- **21-0762-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SINGLE-STORY, FOUR-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

21-0762-GPA1 and 21-0762-ZON1 are approved with no conditions.

**21-0762-SDR1 CONDITIONS**

**Planning**

1. Approval of General Plan Amendment (21-0762-GPA1) and Rezoning (21-0762-ZON1) 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 03/24/22, except as amended by conditions herein.

4. A Waiver from Title 19.06 is hereby approved, to allow a four-foot landscape buffer adjacent to the Santa Rita Drive right-of-way where 15 feet is required
5. A Waiver from Title 19.06 is hereby approved, to allow a six-foot landscape buffer adjacent to the St. Louis Avenue right-of-way where 10 feet is required.
6. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot landscape buffer adjacent to the southern property line.
7. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot landscape buffer adjacent to the western property line.
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. 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.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
12. Prior to the submittal of a building permit application, the applicant shall meet with the 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. The sidewalk 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 the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

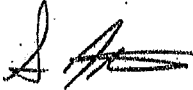
May 18, 2022

15. Landscape and maintain all unimproved right-of-way 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.

16. Submit a License Agreement for landscaping and private improvements in the public rights of way, if any, 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 (229-4836).

The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew

cc:

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