



**LAS VEGAS
CITY COUNCIL**

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May 18, 2022

Nicolas Spirtos
Blue Dream LV, LLC
3131 La Canada Street, Ste. 241
Las Vegas, Nevada 89169

**RE: 22-0097-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 request FOR A PROPOSED THREE-STORY, 44,700 SQUARE-FOOT MEDICAL OFFICE AND OFFSITE PARKING LOT WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on 2.24 acres at the northeast and southeast corners of Pinto Lane and Tonopah Drive

This approval is subject to the following conditions:

22-0097-SDR1 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 02/17/22, except as amended by conditions herein.
3. Prior to the issuance of a building permit for new construction, record a perpetual offsite parking agreement. The agreement shall be submitted to the Department of Planning and approved by the City Attorney prior to recordation. The applicant shall provide a copy of the recorded agreement to the Department.
4. Window transparency shall be a minimum of 50 percent at the ground floor level.
5. A Waiver from Title 19.09.050.E.024.D is hereby approved, to allow a building depth of 161 feet where 150 feet is the maximum allowed for a Flex Low-Rise building type.

6. A Waiver from Title 19.09.050.E.024.E is hereby approved, to allow a five-foot landscape buffer between the sidewalk and building along Tonopah Drive where the sidewalk is required to be extended to into the setback area to meet the building.
7. A Waiver from Title 19.09.050.E.024.L is hereby approved, to allow a pocket park with a minimum depth of 10 feet where 20 feet is required.
8. An Exception from 19.09.050.E.008.H is hereby approved, to allow driveway access to be placed on the two frontages (Pinto Lane and Tonopah Drive) where rear access is required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Sidewalks in Pinto Lane and Tonopah Drive shall be a minimum of six feet in width unless otherwise coordinated with the City Engineer and Regional Transportation Commission of Southern Nevada in conjunction with adjacent capital improvement projects.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

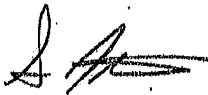
16. Dedicate a 15-foot radius on the northeast and southeast corners of Pinto Lane and Tonopah Drive prior to the issuance of any permits.
17. Unless otherwise required by the City Engineer, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Per the Las Vegas Medical District Standards, 10-foot sidewalks are required adjacent to this site. Grant pedestrian Access Easements for all sidewalk not located within the public right-of-way.
18. Contact the City Engineer's Office to coordinate the development of this project with the Pinto Lane Phase 2 Capital Improvement project (702-229-6272), the Maryland Parkway Bus Rapid Transit project (702-229-2199), and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. Concurrent with development, connect a minimum six-inch lateral to the public sewer line in Tonopah Drive.
20. 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.
21. Submit a License Agreement for landscaping and private improvements in the Pinto Lane and Tonopah Drive 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 (702-229-4836).
22. 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. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.

23. 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, 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.

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:

Yihong Liu
1669 W. Horizon Ridge Parkway, Ste. 120
Henderson, Nevada 89012