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January 18, 2024

Ric Truesdell
Cornerstone Companies, Inc
820 Rancho Lane
Las Vegas, Nevada 89106

**RE: 23-0583-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2024**

Dear Applicant:

Your request for a Minor Site Development Plan Review For possible action on a Land Use Entitlement project request FOR A CONVERSION OF AN EXISTING HOUSE TO AN OFFICE on 0.17 acres at 1112 Westwood Drive (APN 162-04-111-002), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen) has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

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 12/11/23, except as amended by conditions herein.
3. An Exception from Title 19.08.110 is hereby approved, to allow zero parking lot trees where two 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein:
 - a. A 24-foot backing area compliant with all parking dimensional standards in Title 19.08.110 shall be provided to allow the rear yard parking to maneuver and turn around.
 - b. Two bicycle parking locations shall be provided for the office.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **January 18, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc: Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive #650
Las Vegas, Nevada 89135