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May 5, 2021

Mr. Walter Jones III
Vision Builders
700 W. Van Buren
Las Vegas, Nevada 89106

**RE: 21-0148-SDR1 – ADMINISTRATIVE MINOR SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – APRIL 2021**

Dear Applicant:

The Department of Planning has administratively **APPROVED** request FOR A PROPOSED CONVERSION OF AN EXISTING ONE-STORY DUPLEX INTO A FOUR-UNIT DOWNTOWN RESIDENTIAL DEVELOPMENT on 0.20 acres at 339 North 10th Street (APN 139-35-112-006), T5-N (T5 Neighborhood) Zone, Ward 5 (Crear).

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 and landscape plan date stamped 04/13/21, and building elevations date stamped 04/07/21, except as amended by conditions herein.
3. An Exception from Title 19.08.040(C) is hereby approved, to allow zero interior parking lot islands with 24-inch box trees where four 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.

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

Public Works

9. The sidewalks along 10th 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. 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.
10. Prior to the issuance of any permits, coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine if the existing public sewer connection to this site is adequate for the capacity of the additional units.
11. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. It is the responsibility of the property owner to determine the exact location of the public right-of-way and to install the gates appropriately. Any unauthorized installation in the public right-of-way may be subject to provisions of Title 13.32.080.
12. 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.

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13. Submit a License Agreement for landscaping and private improvements in the 10th Street public right-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).

This action by the Department of Planning staff on **May 5, 2021** 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl