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DEPARTMENT OF PLANNING

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY



cityoflasvegas
lasvegasnevada.gov

September 21, 2021

Mr. Nestor Melocoton
TLNM Properties LLC
3701 W. Charleston Blvd.
Las Vegas, Nevada 89102

**RE: 21-0414-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – SEPTEMBER 2021**

Dear Applicant:

Your request FOR A PROPOSED 221 SQUARE-FOOT ADDITION TO AN EXISTING 1,516 SQUARE-FOOT OFFICE BUILDING on 0.17 acres at 709 North Eastern Avenue (APN 139-26-811-072), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz), 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 08/23/21, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

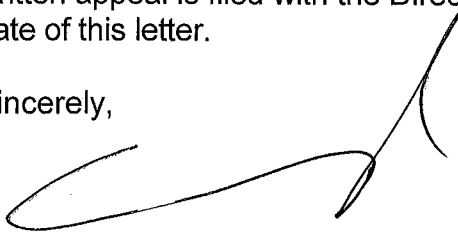
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The landscape plan shall indicate three Mexican fan palm trees or alternatively, at least two 24-inch box deciduous or evergreen trees approved for landscape buffer use by the Southern Nevada Regional Planning Coalition Regional Plant List.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Provide a copy of a recorded Joint Access Agreement for the parcels that comprise this site prior to the issuance of any permits.

This action by the Department of Planning staff on **September 21, 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
Department of Planning

EM:nl