



May 3, 2016

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL CITY MANAGER

Mr. Matthew Okeke MD LTD
2021 S. Jones Blvd.
Las Vegas, Nevada 89146

RE: SDR-64292 [PRJ-64100] – ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MAY 2016

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED 3,350 SQUARE-FOOT ADDITION TO AN EXISTING 3,802 SQUARE-FOOT OFFICE BUILDING on 1.02 acres at 2021 South Jones Boulevard (APN 163-02-721-006), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-64100], 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 building elevations, site plan, landscape plan, date stamped 04/21/16, 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 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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/city of las vegas

Public Works

7. Correct all American's with Disabilities Act (ADA) deficiencies accessing this site on Jones Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. 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.
8. Provide a copy of a recorded legal agreement, such as a Joint Access Agreement, between this site and the adjoining parcel to the north prior to the issuance of any permits.
9. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on May 3, 2016 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,



Steve Gebeke, AICP
Planning Supervisor

SG:nl

cc:

Vision Builder
700 W. Van Buren Avenue
Las Vegas, Nevada 89106