



October 12, 2011

REVISED

Mr. Gary Morse
Bonneville Bungalows, LLC
1304 Grand Avenue
San Rafael, California 94901-2233

LAS VEGAS CITY COUNCIL

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CITY MANAGER

**RE: SDR-43291 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2011**

Dear Mr. Morse:

Your request for a Minor Site Development Plan Review FOR AN EXISTING 1,500 SQUARE-FOOT OFFICE BUILDING on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), P-O (Professional Office) Zone, Ward 3 (Coffin), has been considered administratively by the Department of Planning Staff.

The Department of Planning Staff 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 09/20/11, except as amended by conditions herein.
3. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/20/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
4. Prior to occupancy, 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.

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

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FM-0073-07-11



5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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.

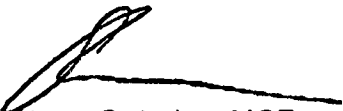
Public Works

9. Remove all substandard sidewalk improvements and unused driveway cuts, including sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting current City Standards as amended herein 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.
10. Landscape and maintain all unimproved rights-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.
11. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment 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 landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
12. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlights. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

Mr. Gary Morse
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This action by the Department of Planning staff on October 11, 2011 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
Case Planning Division

SG:clb

cc: Mr. Bob Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117