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June 20, 2013

Mr. Darren C. Petersen
Darren C. Petersen Investment Trust
7830 Duneville Street
Las Vegas, Nevada 89139

RE: SDR-48832 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 19, 2013
RELATED TO ZON-48835, VAR-48833, VAR-48834 AND SDR-48832

Dear Petersen:

The City Council at a regular meeting held June 19, 2013, APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,418 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2013. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-48835), Variance (VAR-48833), and Variance (VAR-48834) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/28/13, except as amended by conditions herein.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. An Exception from Title 19.08.040(F)(8) is hereby approved to allow no plant materials within a 60-foot portion of the north, a 20-foot portion of the east, and 75-foot portion of the south landscape buffers.

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6. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow no parking lot landscape islands for the rear parking lot.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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, and 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Per title 13.56, remove all substandard public sidewalk improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting standard drawing #234 concurrent with development of this site.
13. 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 for this site.
14. Submit an Encroachment Agreement for landscaping and private improvements in the 7th Street public right-of-way adjacent to this site, if any, prior to this issuance of permits for these improvements. 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 property 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 improvements 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.

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15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk