



July 25, 2013

LAS VEGAS
CITY COUNCIL

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CITY MANAGER

Mr. William Jackson
6060 Elton, LLC
6060 Elton Avenue, Suite B
Las Vegas, Nevada 89107

RE: SDR-48885- SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-48887 AND VAR-48886
CITY COUNCIL MEETING OF JULY 24, 2013

Dear Mr. Jackson:

The City Council at a regular meeting held July 24, 2013, APPROVED the request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 1,354 SQUARE-FOOT SINGLE FAMILY RESIDENTIAL DWELLING TO A PROFESSIONAL OFFICE WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST AND SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.20 acres at 100 South Jones Boulevard (APN 138-36-112-001), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 25, 2013. This approval is subject to:

Planning

1. Approval of a Rezoning (ZON-48887) and approval of and conformance to the Conditions of Approval for a Variance (VAR-48886) shall be required, if approved.
2. The previously approved Use Variance (V-0125-86) shall be expunged upon final approval of this entitlement.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/02/13, except as amended by conditions herein.
5. A Waiver from Title 19.08.050 is hereby approved, to allow a zero-foot landscape buffer along the east perimeter where eight feet is required and along the south perimeter where five feet is required.

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6. An Exception from Title 19.08.110 is hereby approved, to allow one parking lot tree where two are required.
7. An Exception from Title 19.08.040 is hereby approved, to allow an existing mechanical unit to be mounted to a sloped roof where such is prohibited.
8. 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.
9. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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. The technical landscape plan shall label all existing trees and indicate the size and species of any new trees provided. Four (4) five-gallon shrubs shall be provided for each new tree within planters.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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15. Landscape and maintain all unimproved rights-of-way, if any, 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.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Rogelio Machuca
1501 South Eastern Avenue
Las Vegas, Nevada 89104

Ms. Betsabe Beavers
1501 South Eastern Avenue
Las Vegas, Nevada 89104