



September 9, 2014

LAS VEGAS
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CITY MANAGER

C&C Medical Plaza, LLC
8343 Agnew Valley Court
Las Vegas, Nevada 89178

RE: SDR-51764 (PRJ-51608) - SITE DEVELOPMENT PLAN REVIEW RELATED
TO VAR-51765 AND VAR-51766
CITY COUNCIL MEETING OF JUNE 4, 2014

Dear Applicant:

The City Council at a regular meeting held June 4, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 868 SQUARE-FOOT EXPANSION TO AN EXISTING 1,677 SQUARE-FOOT MEDICAL OFFICE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE 15 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 1640 East Charleston Boulevard (APN 162-02-113-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-51765) and Variance (VAR-51766) 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 color board date stamped 10/23/13, the site plan date stamped 5/22/14, the landscape plan and building elevations date stamped 11/13/13, except as amended by conditions herein.**
4. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot buffer along the north, south, and east property lines where 15 feet is required.
5. Prior to issuance of a building permit the applicant shall obtain and submit to the Department of Planning an approval letter from a waste management company that allows curb-side garbage pickup.

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6. When submitting for building permits revised plans shall be submitted to incorporate a roof or trellis on the trash enclosure and solid metal gates that are in conformance with Title 19.08.040 [(E)(4)(b)(i)].
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 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. In accordance with code requirements of Title 13.56, remove all substandard sidewalk improvements on Charleston Boulevard and 17th Street, including the unused driveway on Charleston Boulevard, and replace with new improvements meeting Current City Standards 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.
12. All private improvements and landscaping 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.
13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site. Fire Department access shall be maintained at all times per Fire Department Standards.
15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west (APN #162-02-113-005) prior to the issuance of any permits.

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16. 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 or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Debra A. Outland
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk



Tom Perrigo, Acting Director
Planning

cc: Ms. Carman Espitia
Mr. Carlos Jimenez
1640 East Charleston Boulevard
Las Vegas, Nevada 89104

Mr. Sheldon Cohen
9017 South Pecos Road, Suite #4450
Henderson, Nevada 89074