



November 20, 2014

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Southern Nevada Housing Authority
340 North 11th Street, Ste. 170
Las Vegas, Nevada 89101

RE: SDR-55764 [PRJ-55585] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO VAR-55763
CITY COUNCIL MEETING OF NOVEMBER 19, 2014

Dear Applicant:

The City Council at a regular meeting held November 19, 2014 APPROVED the request for a Site Development Plan Review TO EXPAND THE PARKING LOT AND ADD A PORTE COCHERE WITH WAIVERS TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER WIDTH WHERE 15 FEET IS REQUIRED ADJACENT TO RIGHTS-OF-WAY AND TO ALLOW A ZERO-FOOT WIDTH ADJACENT TO INTERIOR LOT LINES at 323 North Maryland Parkway (APNs 139-35-211-071, 072, 093 and 139-35-299-058), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-55763) 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 08/25/14, 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. The new trash enclosure must be screened, gated with a roof or a trellis.
6. A Waiver from Title 19.08.070 is hereby approved to allow zero-foot landscape buffers along a portion of the north, east and west perimeters.

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495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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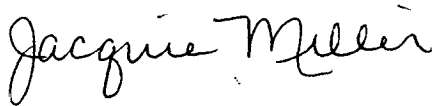
7. An Exception from Title 19.08.110 is hereby approved to allow two shade trees in the parking lot where seven are required.
8. An Exception from Title 19.08.040 is hereby approved to allow five perimeter landscape buffer trees where 15 are required.
9. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. A Petition of Vacation, such as VAC-52721, shall record prior to the issuance of any building permits if required.
 15. In accordance with code requirements of Title 13.56, remove all substandard public street improvements and unused driveway cuts, including all sidewalk ramps adjacent to this site, and replace with new improvements meeting current City Standards concurrent with development of this site. However, the existing pan style driveways may remain. 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.
 16. The proposed driveway on the northwest corner of the site shall be exit only to Maryland Parkway.
 17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.
 18. Landscape and maintain all unimproved right-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.
- Southern Nevada Housing Authority

19. Submit an Encroachment Agreement for landscaping and private improvements in the Maryland Parkway and 13th Street public rights-of-way, if any, prior to the 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

Sincerely,

A handwritten signature in cursive script that reads "Jacquie Miller".

Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Robert Adams
1711 Whitney Mesa Drive
Henderson, Nevada 89014