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/city of las vegas

June 18, 2015

Ms. Sarah A. Johnson
Beach Cities Investments
632 Triest Court
Las Vegas, Nevada 89101

**RE: SDR-58520 [PRJ-58313] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-58518 AND VAR-58519
CITY COUNCIL MEETING OF JUNE 17, 2015**

Dear Ms. Johnson:

The City Council at a regular meeting held on June 17, 2015 **APPROVED** a request for possible action on a request for a Site Development Plan Review TO CONVERT AN EXISTING 3,298 SQUARE-FOOT MULTI-FAMILY RESIDENTIAL BUILDING TO AN OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH AND SOUTH PROPERTY LINES WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 0.19 acres at 510 South 10th Street (APN 139-34-810-090), R-3 (Medium Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-58313].

The approval is subject to the following conditions:

Planning

1. Approval of Rezoning (ZON-58518) and the approval of and conformance to the Conditions of Approval for Variance (VAR-58519) 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, date stamped 04/14/15 and building elevations, date stamped 03/25/15, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow a zero-foot landscape buffer where eight feet is required on a 131-foot long portion of the north property line and 70-foot long portion of the south property line.

5. An Exception from Title 19.08.110 is hereby approved, to allow no parking lot landscape fingers where two are required -
6. The southern perimeter wall (the chain link fence) shall be in good condition, a minimum of six feet tall, incorporate a material such as slats, mesh or vegetation and otherwise conform to Title 19 wall standards.
7. 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.
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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

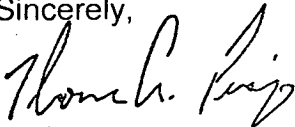
14. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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15. Parking stalls located off the alley shall be a minimum of 22-feet in length and shall not encroach into the alley right-of-way.
16. 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.
17. 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.
18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Tenth Street public right-of-way 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Sheila Alexander
510 South 10th Street, Suite D
Las Vegas, Nevada 89101