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/city of las vegas

July 16, 2015

Mr. Juan A. Servin
2500 West Charleston Boulevard
Las Vegas, Nevada 89102

**RE: SDR-59063 [PRJ-58466] - SITE DEVELOPMENT PLAN REVIEW
REALTED TO ZON-59062
CITY COUNCIL MEETING OF JULY 15, 2015**

Dear Mr. Servin:

The City Council at a regular meeting held on July 15, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED PARKING FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.41 acres at 2500 West Charleston Boulevard (APN 139-32-802-029), R-E (Residence Estates) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian) [PRJ-58466].

The approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 05/11/15, except as amended by conditions herein.
3. 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.
4. A Waiver from Title 19.08.060 is hereby approved, to allow a zero-foot landscape buffer along a portion of the east property line where eight feet in the minimum required.
5. An Exception from Title 19.08.030 is hereby approved, to allow no planting materials within the west and east property line landscape buffers.

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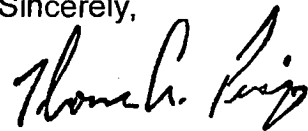
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.
9. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Dr. Russell Shaw
2628 West Charleston Boulevard
Las Vegas, Nevada 89102

Mr. Jerry Miceli
3020 Phoenix Street
Las Vegas, Nevada 89121