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September 3, 2015

Ms. Gloria Comer
3961 West Charleston Boulevard
Las Vegas, Nevada 89102

**RE: ABEYANCE - SDR-59357 [PRJ-58948] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO ZON-59354, VAR-59355 AND VAR-59356
CITY COUNCIL MEETING OF SEPTEMBER 2, 2015**

Dear Ms. Comer:

The City Council at a regular meeting held on September 2, 2015 **APPROVED** a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,980 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE EAST PERIMETER WHERE FIFTEEN FEET IS REQUIRED AND TO ALLOW A ZERO-TO-FIVE FOOT WIDE LANDSCAPE PERIMETER BUFFER ALONG THE NORTH AND SOUTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.15 acres at 721 South 8th Street (APN 139-34-810-039) R-1 (Single Family Residential) [PROPOSED: P-O (Professional Office)] Zone, Ward 3 (Coffin) [PRJ-58948].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-59354), Variances (VAR-59355 and VAR-59356) 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 05/19/15, except as amended by conditions herein.
4. The chain link fence along the east perimeter shall be permitted as part of this site plan review as requested by the applicant per Title 19.08.G.4.

5. A Waiver from Title 19.08.050 Table 4 is hereby approved, to allow portions of the north and south landscape buffers to be zero-foot wide, where five-foot wide is required.
6. An Exception from Title 19.08.040 is hereby approved, to allow no parking lot landscape trees or perimeter buffer trees where required.
7. 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."
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. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on 8th Street 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.
13. 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.

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14. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the 8th 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).
15. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlights. Such Covenant Running with Land agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 3, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb