



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov

May 19, 2016

Ms. Carla Barnes
2330 Paseo Del Prado, Suite C-305
Las Vegas, Nevada 89102

**RE: SDR-63223 [PRJ-63219] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-63222
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Ms. Barnes:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,680 SQUARE-FOOT DETACHED SINGLE FAMILY RESIDENCE TO AN OFFICE BUILDING WITH WAIVERS TO ALLOW A SEVEN-FOOT WIDE FRONT LANDSCAPE BUFFER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH AND SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.14 acres at 712 South Jones Boulevard (APN 138-36-316-008), R-1 (Single Family Residential) [PROPOSED: P-O (Professional Office) Zone, Ward 1 (Tarkanian) [PRJ-63219].

This approval is subject to the following conditions:

Planning

1. Approval of Rezoning (ZON-63222) 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 and building elevation date stamped March 1, 2016, except as amended by conditions herein.
4. A Waiver from 19.08.040 is hereby approved, to allow a seven-foot wide front landscape buffer where 15 feet is required and a one-foot wide landscape buffer along a portion of the north and south perimeter where eight feet is required.
5. 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.



6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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. The technical landscape plan shall include four 5-gallon shrubs for every required tree.
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. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveway on Jones Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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. Landscape and maintain all unimproved rights-of-way on Jones Boulevard 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.

Ms. Carla Barnes
SDR-63223 [prj-63219] - Page Three
May 19, 2016

13. Submit an Encroachment Agreement for landscaping and private improvements in the Jones Boulevard 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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).
14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Maria Serna
Barnes Law Group
2330 Paseo Del Prado, Suite C-305
Las Vegas, Nevada 89102

Mr. Jaime De La Vega
6944 Erin Circle Avenue
Las Vegas, Nevada 89145