



April 20, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

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Mayor Pro Tem

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Elizabeth N. Fretwell
City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

Ms. Susan Liang
Liang Chan Revocable Trust
1212 South Maryland Parkway
Las Vegas, Nevada 89104

**RE: SDR-67972 [PRJ-67395] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-67970, VAR-67971 AND VAR-68417
CITY COUNCIL MEETING OF APRIL 19, 2017**

Dear Ms. Liang:

The City Council at a regular meeting held on April 19, 2017 voted to **APPROVE** a request for a Major Amendment of an approved Plot Plan Review [Z-0031-73(6)] FOR A PROPOSED 922 SQUARE-FOOT ADDITION TO AN EXISTING 1,463 SQUARE-FOOT DENTAL OFFICE on 0.15 acres at 1212 South Maryland Parkway (APN 162-03-514-037), P-R (Professional Offices and Parking) Zone, Ward 3 (Coffin) [PRJ-67395]

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-67970), Variance (VAR-67971) and (VAR-68417) shall be required
2. Conformance to the Conditions of Approval for approved Plot Plan Review [Z-0031-73(6)] shall be required, except where amended herein
3. 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.
4. All development shall be in conformance with the building elevations date stamped 11/29/16 and site plan date stamped 01/05/17, except as amended by conditions herein.

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702 229 6301
702 474 0352 | FAX
TTY 711



- 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 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

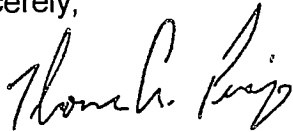
Public Works

9. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site 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. The "pan style" driveways on Maryland Parkway and Norman Avenue may remain as long as the sidewalk path along these streets complies with Americans with Disabilities Act (ADA) guidelines.
10. All private improvements and landscaping 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.
11. Submit a License Agreement for landscaping and private improvements in the Maryland Parkway and Norman Avenue 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 License 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 within the public right-of-way at the applicant's expense pursuant to the terms of the City's License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

Ms Susan Liang
Liang Chan Revocable Trust
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The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2017

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo". The signature is fluid and cursive, with the first name "Thomas" and last name "Perrigo" clearly distinguishable.

Thomas A Perrigo
Director
Department of Planning

TAP:PL nl

cc:

Alpha Smiles Dental Care, LLC
1212 South Maryland Parkway
Las Vegas, Nevada 89104

Mr Tim Ayala
TC Ayala Planning & Devt
209 S Stephanie Street, Suite B-266
Henderson, Nevada 89012