



May 18, 2017

Mr. David Huntington
7902 Scherzo Lane
Houston, Texas 77040

**LAS VEGAS
CITY COUNCIL**

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Mayor

Steven D. Ross
Mayor Pro Tem

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City Manager

**RE: SDR-69411 [PRJ-69213] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-69410
CITY COUNCIL MEETING OF MAY 17, 2017**

Dear Mr. Huntington

The City Council at a regular meeting held on May 17, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 5,461 SQUARE-FOOT OFFICE, MEDICAL OR DENTAL BUILDING WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT PARKING LOT SCREENING AND STREETScape REQUIREMENTS, AND TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 517 South Tonopah Drive (APN 139-33-302-001), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-69213].

This approval is subject to the following conditions

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-69410) shall be required
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 landscape plan, date stamped 04/27/17, and the building elevations date stamped 03/06/17, except as amended by conditions herein
4. A Waiver from the Las Vegas Medical District streetscape standard is hereby approved, to allow a six-foot wide landscape buffer at back of sidewalk on Hamilton Lane and an eleven-foot wide amenity zone at back of sidewalk on Tonopah Drive

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
TTY 711



- 5 A Waiver from the Title 19 08 perimeter landscape standard is hereby approved, to allow a zero-foot landscape buffer on a portion of the south property line and a four-foot landscape buffer on a portion of the east property line
- 6 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
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
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
- 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

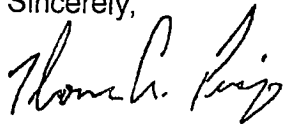
- 11 Per the Medical District Standards, dedicate 5 feet of right-of-way adjacent to this site for Hamilton Lane along with a 15-foot radius at the southeast corner of Hamilton Lane and Tonopah Drive. Additionally, per the Medical District Standards, grant a 5-foot Pedestrian Access Easement adjacent the existing Tonopah right-of-way and the required Hamilton Lane right-of-way prior to the issuance of permits for this site
- 12 Construct all incomplete half-street improvements on Hamilton Lane and Tonopah Drive meeting current City of Las Vegas Medical District Standards adjacent to this site concurrent with development of this site

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13. Contact the Transportation Engineering Section of the Department of Public Works at 702-229-6327 to coordinate the development of this project with the "Sidewalk Infill Medical District" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the Transportation Engineering Section
14. 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
15. Submit a License Agreement for landscaping and private improvements in the Tonopah Drive and Hamilton Lane 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 (702-229-4836)

The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2017

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL.clb

cc Mr. Melvin Green
KME Architects
5588 South Fort Apache Road, Suite #110
Las Vegas, Nevada 89148