



**LAS VEGAS
CITY COUNCIL**

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SCOTT D. ADAMS
City Manager

September 21, 2017

Ms. Janis C. Whitney
1837 Amboy Drive
Las Vegas, Nevada 89108

**RE: SDR-71108 [PRJ-71064] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-71106
CITY COUNCIL MEETING OF SEPTEMBER 20, 2017**

Dear Ms. Whitney

The City Council at a regular meeting held on September 20, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 910 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.14 acres at 1320 South Maryland Parkway (APN 162-03-612-016), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-71064]

This approval is subject to the following conditions

Planning

1. A revised landscape plan shall be submitted to the Department of Planning prior to the issuance of a building permit depicting the installation of dense landscape materials to provide visual mitigation along the western property line
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 07/13/17, except as amended by conditions herein
4. A Waiver from Title 19.08.050 is hereby approved, to allow a zero-foot landscape buffer along the south property line where eight feet is required, a zero-foot landscape buffer along the east property line where 15 feet is required and a three-foot landscape buffers along the north and west property lines where eight feet is required.

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
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cityoflasvegas
lasvegasnevada.gov

5. An Exception from Title 19 08.040 (F)(8)(a), is hereby approved, to allow no trees within the landscape buffers of the proposed development.
6. An Exception from Title 19 08 040 (H)(4) is hereby approved, to allow curb side trash pickup on Maryland Parkway
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
9. 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.
10. 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
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 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" driveway on Maryland Parkway may remain as long as the sidewalk path complies with Americans with Disabilities Act (ADA) guidelines. This may require the applicant to grant a Public Pedestrian Access Easement prior to issuance of permits for this site

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- 13 Meet with the City Traffic Engineer's representative to determine the most appropriate solution for the access to and from Maryland Parkway for this site. Comply with the recommendations of the City Traffic Engineer.
- 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 Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234 2 for the existing bus stop on Maryland Parkway adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 21 2017.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS:PL:clb