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February 22, 2018

Mr. Shaun Kriedeman
218 South 11th Street, LLC
1009 Secret Garden Street
Las Vegas, Nevada 89145

**RE: ABEYANCE - SDR-71996 [PRJ-71721] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-71995
CITY COUNCIL MEETING OF FEBRUARY 21, 2018**

Dear Mr. Kriedeman:

The City Council at a regular meeting held on February 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR THE ADDITION OF TWO DWELLING UNITS TO AN EXISTING SIX-UNIT MULTI-FAMILY RESIDENTIAL BUILDING on 0.16 acres at 218 South 11th Street (APN 139-34-712-087), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-71721].

This approval is subject to the following conditions:

Planning

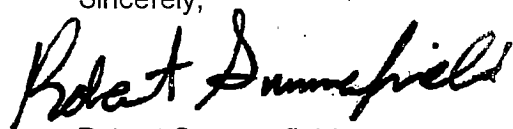
1. Any proposed water features shall conform to the Drought Plan found within Title 14.11 of the Las Vegas Municipal Code.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-71995) shall be required.
3. This approval shall be void two years from the date of final approval, 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 site plan date stamped 11/29/17, landscape plan date stamped 10/30/17, and building elevations date stamped 11/16/17, except as amended by conditions herein.
5. An Exception from Title 19.08.110 is hereby approved, to allow no parking lot trees where two trees are required.
6. Trash bins shall be stored on the property and shall not be stored anywhere in the public right-of-way.
7. The front yard fence and gate shall remain no more than five feet in height with at least 50 percent open construction for visibility in conformance with Title 19 requirements.

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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. 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.
11. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Shaun Kriedeman
Mojave Realty Partners
1009 Secret Garden Street
Las Vegas, Nevada 89145

Ms. Yanina Allord
Bunnyfish Studio
208 South Maryland Parkway
Las Vegas, Nevada 89101