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February 22, 2018

Park Bench, LLC
6170 West Viking Road
Las Vegas, Nevada 89103

**RE: SDR-72165 [PRJ-72106] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-72162 AND VAR-72163
CITY COUNCIL MEETING OF FEBRUARY 21, 2018**

Dear Applicant:

The City Council at a regular meeting held on February 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 9,000 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED; AND A SEVEN-FOOT BUFFER ALONG THE WEST PERIMETER, AN 11-FOOT BUFFER ALONG THE SOUTH PERIMETER AND A 13-FOOT BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.89 acres on the north side of Sahara Avenue between San Jose Avenue and Stockton Avenue (APNs 162-02-811-155 through 163), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72106].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-72162) and Variance (VAR-72163) 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 date stamped 02/12/18, landscape plan date stamped 12/13/17 and building elevations date stamped 11/22/17, except as amended by conditions herein.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer on the north perimeter where eight feet is required; and an seven-foot buffer along the west perimeter, an 11-foot buffer along the south perimeter and an 13-foot buffer along the east perimeter where 15 feet is required.
5. An Exception from Title 19.08 is hereby approved, to allow 6 trees, where 12 trees should be required within parking lot islands or at the end of a row of parking spaces.
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. 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.
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. Where such does not already exist, dedicate a 25-foot radius at both the northeast corner of Sahara Avenue and San Jose Avenue and at the northwest corner of Sahara Avenue and Stockton Avenue concurrent with development of this site. Coordinate with the Right-of-way Section of the Department of Public Works to determine what must be done, if anything, to correct any existing right-of-way discrepancies. Additionally, grant a Bus Shelter Pad Easement to the Regional Transportation Commission per standard drawing 234.1 prior to issuance of permits for this site.

13. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways adjacent this site and replace with new improvements meeting Current City Standards concurrent with development of this site.
14. Construct all incomplete half-street improvements on San Jose Avenue and Stockton Avenue meeting current City Standards concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. 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.
17. Submit a License Agreement for landscaping and private improvements in the San Jose Ave and Stockton Avenue public rights-of-way, if any, adjacent to this site prior to this 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 encroaching in 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term 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).
18. As appropriate obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements, if any, in the East Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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. Danny Amster
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