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**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 7, 2018

Mr. Reza Athari
626 South 9th Street, LLC
626 South 9th Street
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-72563 [PRJ-72527] - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2018**

Dear Mr. Athari:

The City Council at a regular meeting held on June 6, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 4,107 SQUARE-FOOT ADDITION TO AN EXISTING 2,274 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, SIX PARKING SPACES WHERE 22 SPACES ARE REQUIRED, A 59 PERCENT LOT COVERAGE WHERE A MAXIMUM LOT COVERAGE OF 50 PERCENT IS ALLOWED AND ZERO-FOOT WIDE PERIMETER LANDSCAPE BUFFERS ON THE NORTH, SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 626 South 9th Street (APN 139-34-810-066), P-O (Professional Office) Zone, Ward 3 (Coffin) [PRJ-72527].

This approval is subject to the following conditions:

Planning

1. Revised elevations shall be submitted for administrative review depicting screening of the parking area
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 01/30/18, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffers along the north, south and west property lines where eight feet is required.

- 5 A Waiver from Title 19 12 is hereby approved, to allow six parking spaces where 22 are required
- 6 A Waiver from Title 19.08 is hereby approved, to allow a two-foot side yard setback where five feet is required
7. A Waiver from Title 19 08 is hereby approved, to allow 59 percent lot coverage where 50 percent is the maximum allowed.
- 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 All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver
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. 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
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along South Ninth Street adjacent to this site in accordance with code requirements of Title 13.56 040 to the satisfaction of the City Engineer concurrent with development of this site. 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. -- --

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15. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements 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.
16. Submit a License Agreement for landscaping and private improvements in the Ninth Street public right-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).
17. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Masterplan that are deferred by this action including ~~undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development~~. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2018

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Reza Athari
3365 Popper Lane
Las Vegas, Nevada 89120

Mr. Luis Flores Paz
LJ Architecture & Planning
9680 West Tropicana Avenue, Suite #139
Las Vegas, Nevada 89147