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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

May 17, 2018

Ms. Michelle Giddings
Better Option Healthcare
112 South Jones Boulevard
Las Vegas, Nevada 89107

**RE: SDR-72717 [PRJ-72320] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Ms. Giddings:

The City Council at a regular meeting held on May 16, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PARKING LOT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED, A SIX-FOOT LANDSCAPE BUFFER ON THE NORTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AN EIGHT-FOOT LANDSCAPE BUFFER ON THE WEST PERIMETER WHERE 15 FEET IS REQUIRED on 0.33 acres at 108 and 112 South Jones Boulevard (APNs 138-36-112-005 and 006), P-R (Professional Office and Parking) Zone, Ward 1-(Tarkanian) [PRJ-72320].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Rezoning [Z-0026-91(13)], Variance (V-0047-00) and Site Development Plan Review (SDR-3817) shall be required, except where amended herein.
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 03/01/18, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer on the south perimeter where eight feet is required, a six-foot landscape buffer on the north and east perimeters where eight feet is required, an eight-foot landscape buffer on the west perimeter where 15 feet is required.

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5. An Exception from Title 19.10 is hereby approved, to allow three interior parking lot islands and end caps where seven are required.
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

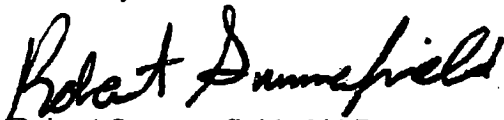
12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Jones Boulevard adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Provide a copy of a recorded Joint Access Agreement for the parcels that comprise this site prior to the issuance of any permits; alternatively record an action that combines Assessor's Parcel Numbers 138-36-112-005 and 138-36-112-006.

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14. Landscape and maintain all unimproved right-of-way 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.
15. Submit a License Agreement for landscaping and private improvements in the Jones Boulevard public right-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 (229-4836).
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,



Robert Summerfield, AICP *RS*
Director
Department of Planning

RTS:PL:clb

cc: Ms. Lazell Preator
Preator Consulting, LLC
1012 Silver Retreat Court
Henderson, Nevada 89002