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DEPARTMENT OF PLANNING

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cityoflasvegas
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April 4, 2019

Mr. Robert Torres
Downtown Sanchez, LLC
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

**RE: ABEYANCE - SDR-75117 [PRJ-75014] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO ZON-75115
CITY COUNCIL MEETING OF APRIL 3, 2019**

Dear Mr. Torres:

The City Council at a regular meeting held on April 3, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 6,500 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF TITLE 19.08 DEVELOPMENT STANDARDS AND TITLE 19.12 PARKING STANDARDS on 0.16 acres at 728 Garces Avenue (APN 139-34-810-029), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-75014].

This approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (ZON-75115) 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 and landscape plan, date stamped 12/12/18 and building elevations, date stamped 12/11/18, except as amended by conditions herein.
4. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.12.060 is hereby approved, to allow nine parking spaces where 22 spaces are required.
5. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.050 is hereby approved, to allow an eight-foot front yard setback where 20 feet is required, a three-foot side yard setback where five feet is required, and zero-foot rear yard and corner side yard setbacks where 15 feet is required.

6. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.050 is hereby approved, to allow a 50-foot wide lot where 60 feet is required and 100 percent lot coverage where 50 percent is allowed.
7. An Exception from Title 19.08.040 is hereby approved, to allow zero 24-inch box perimeter trees where 11 trees are required.
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. 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. Dedicate a 10-foot radius on the northwest corner of Garces Avenue and 8th Street prior to the issuance of any permits.

15. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Eighth Street and Garces Avenue adjacent to this site concurrent with on-site development activities. New improvements in the area required to be dedicated shall match improvements constructed by the City on Main Street unless otherwise allowed by the City Engineer. 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.
16. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way. It is the responsibility of the property owner to determine the exact location of the public right-of way and to install the gates appropriately. Any unauthorized installation in the public right of way may be subject to provisions of Title 13.32.080. The proposed ingress gate shall remain open during regular business hours unless otherwise allowed by the City Traffic Engineer.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided.
18. Landscape and maintain all unimproved rights-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.
19. Submit a License Agreement for landscaping and private improvements in the Garces Avenue and 8th Street public rights-of-way 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 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 (702-229-4836).

Mr. Robert Torres
Downtown Sanchez, LLC
SDR-75117 [PRJ-75014] – Page Four
April 4, 2019

20. 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 April 4, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Summerfield".

Robert Summerfield, AICP 
Director
Department of Planning

RTS:PL:clb

cc: Ms. Sylvia Esparza
Sylvia Esparza Law
3340 East Pepper Lane
Las Vegas, Nevada 89120

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Kora Architecture
9205 West Russell Road, Suite #240
Las Vegas, Nevada 89148