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SERVICES CENTER**
DEPARTMENT OF PLANNING
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cityoflasvegas
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March 7, 2019

Suchitra Yerragudi
1158 East Carson Avenue
Las Vegas, Nevada 89101

**RE: SDR-75316 [PRJ-75280] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-75317
CITY COUNCIL MEETING OF MARCH 6, 2019**

Dear Applicant:

The City Council at a regular meeting held on March 6, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN 808 SQUARE-FOOT OFFICE WITH AN 80 SQUARE-FOOT STORAGE BUILDING WITH WAIVERS OF TITLE 19.08 DEVELOPMENT STANDARDS AND TITLE 19.12 PARKING STANDARDS on 0.16 acres at 610 South 8th Street (APN 139-34-810-024), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-75280].

This approval is subject to the following conditions:

Planning

1. Approval of Rezoning (ZON-75317) 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 01/10/19; and building elevations date stamped 12/19/18, except as amended by conditions herein.
4. Pursuant to Title 19 Appendix F, a Waiver from Title 19.12 is hereby approved, to allow two parking spaces where three spaces are required.
5. Pursuant to Title 19 Appendix F, a Waiver from Title 19.08.050 is hereby approved, to allow a three-foot side yard setback where five feet is required for an existing storage shed.

6. Pursuant to Title 19 Appendix F, a Waiver from Title 19.08.050 is hereby approved, to allow a 50-foot wide lot where 60 feet is required.
7. Pursuant to Title 19 Appendix F, a Waiver of Title 19.08.050 is requested to allow a zero-foot wide landscape buffer along the north perimeter where eight feet is required and to allow a zero-foot wide landscape buffer along the east perimeter where 15 feet is required.
8. Pursuant to Title 19 Appendix F, an Exception from Title 19.08.040 is hereby approved, to allow no new planting materials where 15 24-inch box trees are required within the landscape buffer and parking end row cap areas.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. All utility or mechanical equipment shall comply with the provisions of the Appendix F Downtown Las Vegas Overlay, unless approved by a separate Waiver.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. 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 adjacent to this site concurrent with on-site development activities. 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.
17. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Masterplan Standards for all improvements not required to be constructed at this time. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.
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 8th Street public right-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).

The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICPTM
Director
Department of Planning

RTS:PL:clb