



**LAS VEGAS  
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DEPARTMENT OF PLANNING  
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cityoflasvegas  
lasvegasnevada.gov

June 20, 2019

S.✓

Ms. Diana Z. Moore  
Moore Michael & Diana Trust and Matthews FamilyTrust  
5395 South Polaris Avenue, Suite #100  
Las Vegas, Nevada 89118

**RE: ABEYANCE - SDR-75833 [PRJ-75798] - SITE DEVELOPMENT  
PLAN REVIEW RELATED TO VAR-75829 AND VAR-75832  
CITY COUNCIL MEETING OF JUNE 19, 2019**

Dear Ms. Moore:

The City Council at a regular meeting held on June 19, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 4,860 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED; TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW BLANK FACADES WHERE SUCH IS NOT ALLOWED; AND TO ALLOW LESS PARKING LOT LANDSCAPING THAN WHAT IS ALLOWED on 0.42 acres at 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798].

This approval is subject to the following conditions:

**Planning**

1. The proposed use of the building shall be for office other than listed only.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-75829) and Variance (VAR-75832) shall be required, if approved.
3. Conformance to the approved conditions for Rezoning and Plot Plan Review (Z-0038-85), except where amended herein.
4. 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.
5. All development shall be in conformance with the site plans, landscape plan, building elevations, and floor plan, date stamped 02/25/19, except as amended by conditions herein.

6. A Waiver from Title 19.08 is hereby approved, to allow a six-foot wide landscape buffer and a 10-foot wide landscape buffer along a portion of the east property line where 15 feet is required.
7. A Waiver from Title 19.08 is hereby approved, to allow a to allow a zero-foot wide landscape buffer along the north, west and south property lines where eight feet is required.
8. A Waiver from Title 19.08 is hereby approved, to allow blank façades on the west and south elevations of the building where such treatments are not acceptable.
9. An Exception from Title 19.08.110(C) is hereby approved, to allow three landscape islands for 20 parking spaces where one landscape island is required for every six parking spaces.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Shadow Lane 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.
16. Concurrent with development, relocate the existing private sewer lateral which crosses this site so that it is not located underneath the proposed building. If applicable, grant a private sewer easement in favor of Lot 2 of Parcel Map File 92 Page 79. Prior to civil plan approval provide a copy of the recorded private sewer easement to the Sanitary Sewer Planning Section of the Department of Public Works.
17. Connect the proposed building to the public sewer in Shadow Lane independently of the private sewer traversing this site from Lot 2 of Parcel Map File 92 Page 79.
18. 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.

**Fire Department**

19. Must meet requirements of 2018 International Fire Code section 503.1.1.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2019.

Sincerely,



Robert Summerfield, AICP *RS*

Director

Department of Planning

RTS:PL:clb

cc: Mr. Jason Maheu  
KC Camis Archtiect  
652 Middlegate Road, Suite #8  
Henderson, Nevada 89011