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702.229.4830 | VOICE
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July 3, 2019

Mr. Wayne Murray
Advance Dental Labs
321 South Maryland Parkway
Las Vegas, Nevada 89101

**RE: SDR-76228 [PRJ-76199] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-76227
CITY COUNCIL MEETING OF JULY 3, 2019**

Dear Mr. Murray:

The City Council at a regular meeting held on July 3, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 5,732 SQUARE-FOOT DENTAL LABORATORY WITH WAIVERS TO ALLOW FIVE PARKING SPACES WHERE 32 SPACES ARE REQUIRED; LOT WIDTH OF 50 FEET WHERE 100 FEET IS REQUIRED; LOT COVERAGE OF 66 PERCENT WHERE 50 PERCENT IS ALLOWED; A ZERO-FOOT SIDE YARD SETBACK ON THE NORTH AND A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH WHERE 10 FEET IS REQUIRED; A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 321 South Maryland Parkway (APN 139-34-811-045), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Diaz) [PRJ-76199].

This approval is subject to the following conditions:

Planning

1. Approval of Rezoning (ZON-76227) 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 05/02/19 and building elevations date stamped 04/08/19, 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 five parking spaces where 32 spaces are required.

5. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.070 is hereby approved to allow a zero-foot side yard setback on the north and a five-foot side yard setback on the south where 10 feet is required.
6. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.070 is hereby approved, to allow a 50-foot wide lot where 100 feet is required and 66 percent lot coverage where 50 percent is allowed.
7. A Waiver of Title 19.08.070 is requested to allow a five-foot wide landscape buffer along a portion of the west perimeter where 10 feet is required and a zero-foot wide landscape buffer along the south perimeter where eight feet is required.
8. An Exception from Title 19.08.040 is requested to allow inadequate tree spacing within the landscape buffer area along Maryland Parkway where trees are to be spaced 20 feet on center within the buffer.
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 Title 19 Downtown Las Vegas Overlay District Development Standards, 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.

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15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Maryland Parkway 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.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Flamingo – Boulder Highway Charleston Storm Drain and Maryland Storm Drain" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 3, 2019.

Sincerely,



Robert Summerfield, AICP^{PL}
Director
Department of Planning

RTS:PL:clb

cc: KC Camis
KC Camis Architect
652 Middlegate Road, Suite B
Henderson, Nevada 89011