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October 17, 2019

Mr. Thomas J. Schoeman, FAIA
El Walker, Inc.
519 South 6th Street, Unit #108
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-76886 [PRJ-76791] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO ZON-76884 AND SUP-76885
CITY COUNCIL MEETING OF OCTOBER 16, 2019**

Dear Mr. Schoeman:

The City Council at a regular meeting held on October 16, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY TALL, 18,600 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 2,675 SQUARE FEET OF OFFICE SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.48 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), R-4 (High Density Residential) AND R-1 (Single Family Residential) [PROPOSED: C-1 (Limited Commercial)] Zone, Ward 3 (Diaz) [PRJ-76791].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-76884) and Special Use Permit (SUP-76885) 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 07/16/19 and building elevations, date stamped 06/24/19, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a nine-foot front yard setback where 10 feet is required.

5. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot corner side yard setback where 10 feet is required.
6. A Waiver from Title 19.08.040 is hereby approved, to allow a 41-foot residential adjacency setback for a trash enclosure where 50 feet is required.
7. A Waiver from Title 19.08.040 is hereby approved, to allow a 23-foot residential adjacency setback from property which is zoned R-1 where 108 feet is required.
8. A Waiver from Title 19, Appendix F Interim Downtown Las Vegas Development Area 2 Standards is hereby approved, to allow an 11-foot tall fence in the front yard setback where five feet is the maximum allowed.
9. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot landscape buffers adjacent to the right-of-way where 15 feet is required.
10. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot landscape buffers for interior lot lines where eight feet is required.
11. A Waiver from Title 19.12.070 is hereby approved, to allow 15 parking spaces where 29 are required.
12. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape buffer trees where one 24-inch box tree per every 20 linear feet is required.
13. 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.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. 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.

16. All utility or mechanical equipment shall comply with the provisions of Appendix F Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
17. 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.
18. 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Dedicate a 10-foot radius on the southeast corner of Bonneville Avenue and Eighth Street prior to the issuance of any permits.
21. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Bonneville Avenue and Eighth Street adjacent to this site in accordance with code requirements of Title 13.56.040, if any, 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.
22. Concurrent with development, this site shall connect to the public sewer in the alley.
23. 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.

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24. Submit a License Agreement for landscaping and private improvements in the Bonneville Avenue and Eighth Street public rights of way, if any, adjacent to this site 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2019.

Sincerely,

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

Robert Summerfield, AICP⁷²
Director
Department of Planning

RTS:PL:clb

cc: Mr. Kyle B. Fischer, AIA
Ikthus Design
1025 South 1st Street, Suite #145
Las Vegas, Nevada 89101