



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 16, 2020

Ms. Marlene Siska
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

**RE: SDR-78254 [PRJ-78099] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-78253
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Ms. Siska:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 8,812 SQUARE-FOOT CLINIC on 0.40 acres at 1425 Main Street (APN 139-27-504-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-78099].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-78253) 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, landscape plan, and building elevations, date stamped 01/21/20 except as amended by conditions herein.
4. 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.

Ms. Marlene Siska
City of Las Vegas
Department of Public Works
SDR-78254 [PRJ-78099] – Page Two
April 16, 2020

5. The trash enclosure shall enclosed per the requirements of Title 19.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Prior to the issuance of any permits, dedicate an additional 4-feet of right-of-way for a total full street width of 90 feet on Main Street and a 20-foot radius at the southeast corner of Foremaster Lane and Main Street.
11. The sidewalk along Main Street and Foremaster Lane and Main Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
12. Landscape and maintain all unimproved rights-of-way, if any, 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.

Ms. Marlene Siska
City of Las Vegas
Department of Public Works
SDR-78254 [PRJ-78099] – Page Three
April 16, 2020

The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield".

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Jeni Panars
TSK
314 South Water Street, Suite #100
Henderson, Nevada 89015