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cityoflasvegas
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August 20, 2020

RDJ Sons Living Trust
1016 Monticello Drive
Las Vegas, Nevada 89107

**RE: SDR-78799 [PRJ-78730] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-78796, ZON-78797 AND VAR-78798
CITY COUNCIL MEETING OF AUGUST 19, 2020**

Dear Applicant:

The City Council at a regular meeting held on August 19, 2020 voted to **APPROVE** a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING SINGLE FAMILY DWELLING INTO AN OFFICE BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.14 acres at 1016 Monticello Drive (APN 138-35-815-003), R-1 (Single Family Residential) [PROPOSED: P-O (Professional Office) Zone], Ward 1 (Knudsen) [PRJ-78730].

This approval is subject to the following conditions:

Planning

1. Approval of a General Plan Amendment (GPA-78796) and Rezoning (ZON-78797) and conformance to the Conditions of Approval for Variance (VAR-78798) 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, date stamped 05/19/20, except as amended by conditions herein.
4. A Waiver from Title 19.08.050 is hereby approved, to allow zero-foot landscape buffer widths where 15 feet is required adjacent to the Right-of-Way and eight feet is required for interior lot lines.
5. An Exception from Title 19.08.040 is hereby approved, to allow zero landscape buffer trees where one tree is required per 20 linear feet.

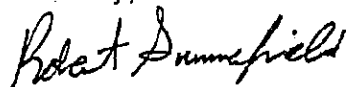
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. The sidewalk along Monticello Drive 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. Additionally, relocate the existing streetlight on Monticello Drive if the driveway is also relocated.
11. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2020.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Faith Ind and Family Counseling
2620 Regatta Drive, Suite #102
Las Vegas, Nevada 89128