



August 10, 2016

City of Las Vegas
Real Estate Division
400 Stewart Avenue
Las Vegas, Nevada 89101

**LAS VEGAS
CITY COUNCIL**

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CITY MANAGER

**RE: ABEYANCE - SDR-64907 [PRJ-64905] - SITE DEVELOPMENT PLAN
REVIEW
PLANNING COMMISSION MEETING OF AUGUST 9, 2016**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 15,221 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 2.08 acres at the southwest corner of Mount Mariah Drive and Martin L King Boulevard (APN 139-21-313-013), C-PB (Planned Business Park) Zone, Ward 5 (Barlow) [PRJ-64905], was considered by the Planning Commission on August 9, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. 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.
2. All development shall be in conformance with the site plan date stamped 07/28/16; landscape plan date stamped 07/27/16; and building elevations date stamped 06/08/16 and 07/27/16, except as amended by conditions herein.
3. The Trash Enclosure and Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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/city of las vegas

6. 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.
7. 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.
8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Construct all incomplete half-street improvements (sidewalk) on Mount Mariah Drive meeting Current City Standards adjacent to this site concurrent with onsite development activities.
11. Construct traffic signal infrastructure as required by the City Traffic Engineer at the southwest corner of Mount Mariah Drive and Martin Luther King Boulevard concurrent with onsite development activities.
12. Prior to the issuance of any building permits, grant a Traffic Signal Chord Easement at the southwest corner of Mount Mariah Drive and Martin L. King Boulevard.
13. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
14. 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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15. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after August 22, 2016. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Matt Stone
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