

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.
15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

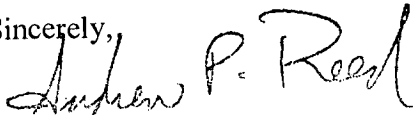
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Bonneville/Clark One Way Couplet project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
19. Dedicate a 25-foot radius on the southeast corner of Clark Avenue and 8<sup>th</sup> Street prior to the issuance of any permits.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. An off-site Geotechnical Pavement Design recommendation will be required for all asphalt pavement required for completion of this project.
21. Submit an application to the Land Development section of the Department of Public Works for a deviation for width and depth requirements per Standard Drawing #222a for the driveway accessing this site from 8<sup>th</sup> Street.
22. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

Mr. Craig Kenny  
SDR-25343 - Page Four  
December 21, 2007

23. Landscape and maintain all unimproved right-of-way, in any, adjacent to this site. All private improvements and landscaping 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.
24. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
25. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This item will be considered by the City Council on **February 6, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. David Ellerston  
JAWA Studios  
103 East Charleston Boulevard  
Las Vegas, Nevada 89104

# City Council Action Letter

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Separator Sheet

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February 7, 2008

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW

DOUGLAS A. SELBY  
CITY MANAGER

Mr. Craig Kenny  
723 South 7<sup>th</sup> Street  
Las Vegas, Nevada 89101

RE: SDR-25343 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF FEBRUARY 6, 2008  
RELATED TO ZON-25342, ZON-25678, VAR-25344 AND VAR-25345

Dear Mr. Kenny:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 22,400 SQUARE-FOOT, FOUR-STORY OFFICE BUILDING AND OFF-SITE PARKING LOT on 0.47 acres at the southeast corner of Clark Avenue and 8th Street and on 0.15 acres adjacent to the east side of 8th Street, approximately 50 feet north of Bonneville Avenue (APNs 139-34-710-054, 055, 056 and 139-34-810-052), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25342 and ZON-25678) and Variances (VAR-25344 and VAR-25345) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 12/05/07, and building elevations, date stamped 10/29/07, except as amended by conditions herein.
4. A reversionary parcel map or administrative joining consolidating the three parcels designated for the office building shall be recorded prior to issuance of any building or grading permits.
5. An off-site parking agreement shall be recorded with the office of the County Recorder in accordance with LVMC 19.10.010 (H) (1) prior to issuance of any building or grading permits.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov



6. An Exception from LVMC 19.10.010 (J) (11) is hereby approved, to allow no parking lot landscape fingers in the on-site and off-site parking areas where at least two fingers with one, 24-inch box tree per finger would be required in each location.
7. An Exception from LVMC 19.12.040 (B) is hereby approved, to allow four trees within the perimeter landscape buffer of the off-site parking lot where at least 11, 24-inch box trees would be required.
8. 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.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The indicated trash enclosure shall meet all Title 19.08 requirements.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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.

15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
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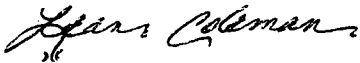
#### Public Works

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Bonneville/Clark One Way Couplet project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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21. Submit an application to the Land Development section of the Department of Public Works for a deviation for width and depth requirements per Standard Drawing #222a for the driveway accessing this site from 8th Street.
22. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
23. Landscape and maintain all unimproved right-of-way, in any, adjacent to this site. All private improvements and landscaping 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.
24. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

Mr. Craig Kenny  
SDR-25343 – Page Four  
February 7, 2008

25. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Mr. David Ellerston  
JAWA Studios  
103 East Charleston Boulevard  
Las Vegas, Nevada 89104

# Plans (PMT)

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Separator Sheet

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PROJECT NO. 07008  
 DATE 12/20/07  
 SHEET NO. 01

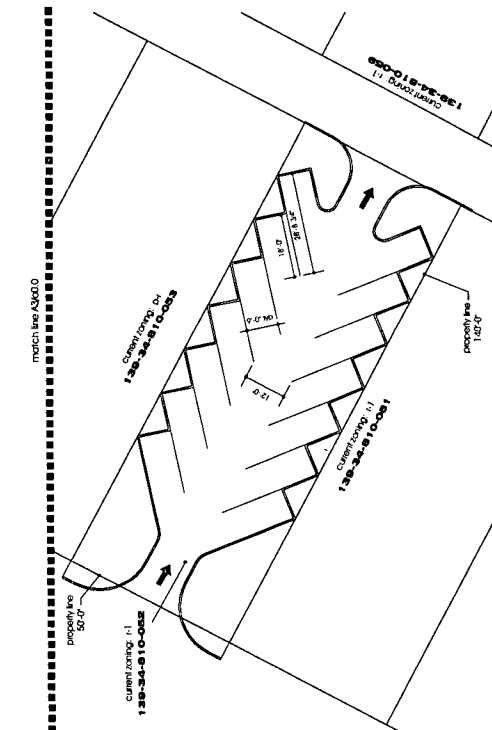
**planning**

THIS DOCUMENT IS THE PROPERTY OF JAWA STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAWA STUDIO.

DATE	DESCRIPTION
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**site plan**  
 DE/JW  
 12/20/07  
 07008  
 A0.0

**Kenny law office**  
 Clark Avenue & S. 8th St.  
 Las Vegas, Nevada

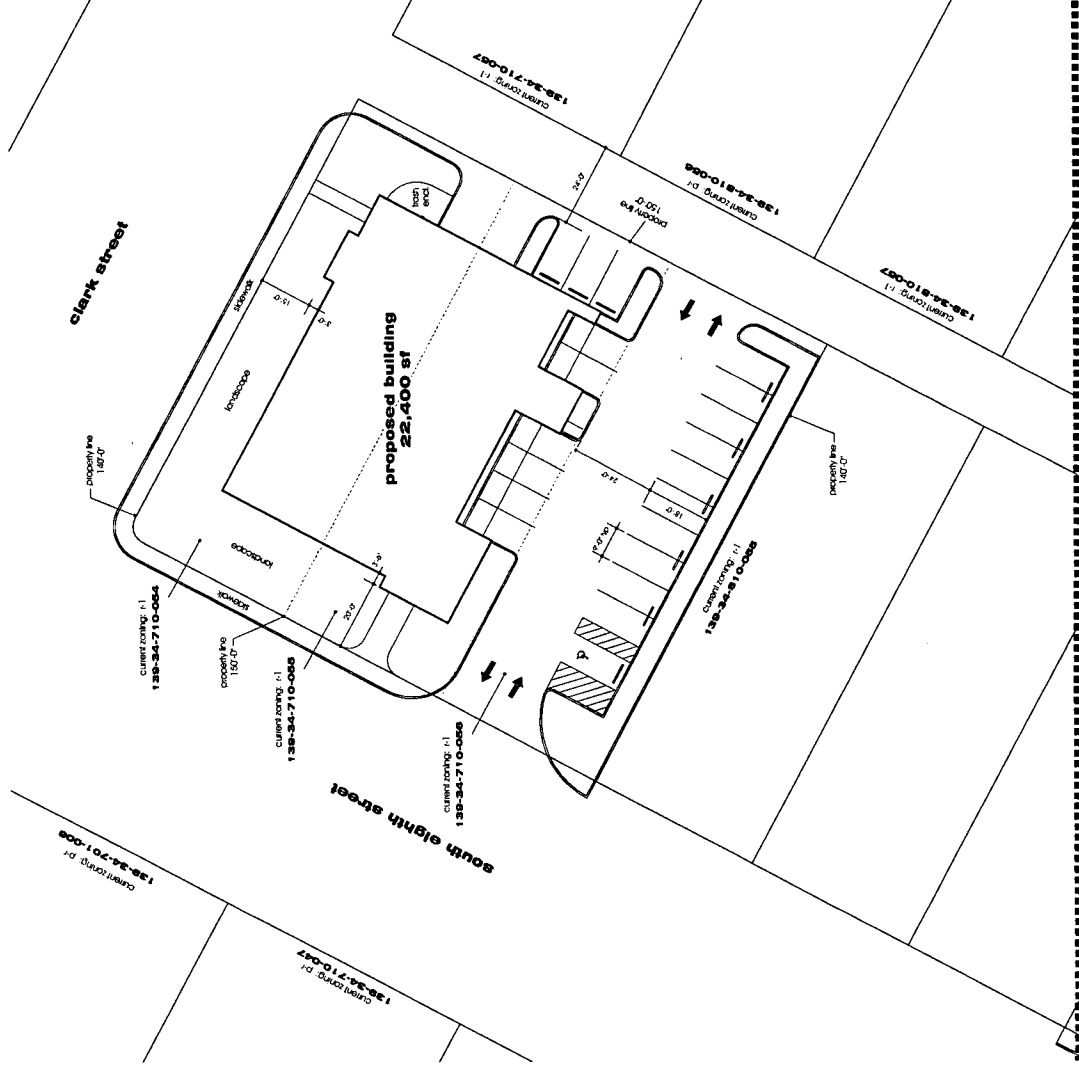
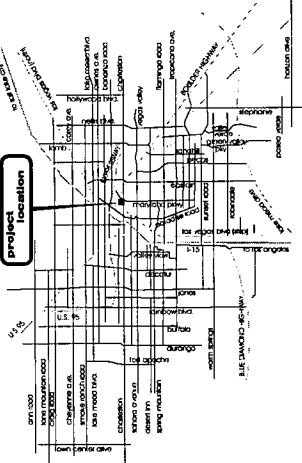


**c4 site plan**  
 DATE 12/20/07

**site information**

AREA 21  
 CURRENT ZONING (PER CITY) 138-34-810-005  
 ZONING DISTRICT 138-34-810-005  
 PROJECT NUMBER 12-20-07-008  
 PROJECT LOCATION CLARK AVENUE & SOUTH EIGHTH STREET

**vicinity map**



**A3 site plan**  
 DATE 12/20/07

**SDR-25343**  
**12/20/07 PC**  
**REVISED**

**RECEIVED**  
**DEC 05 2007**





**JOWA**  
studio  
architecture  
interior design  
1035 Charleston Suite 105  
Las Vegas, NV 89104  
Tel: 702.598.1723  
Fax: 702.598.1724  
jncd@jowastudio.com

PROJECT  
NAME  
DATE  
SCALE  
SHEET NO.

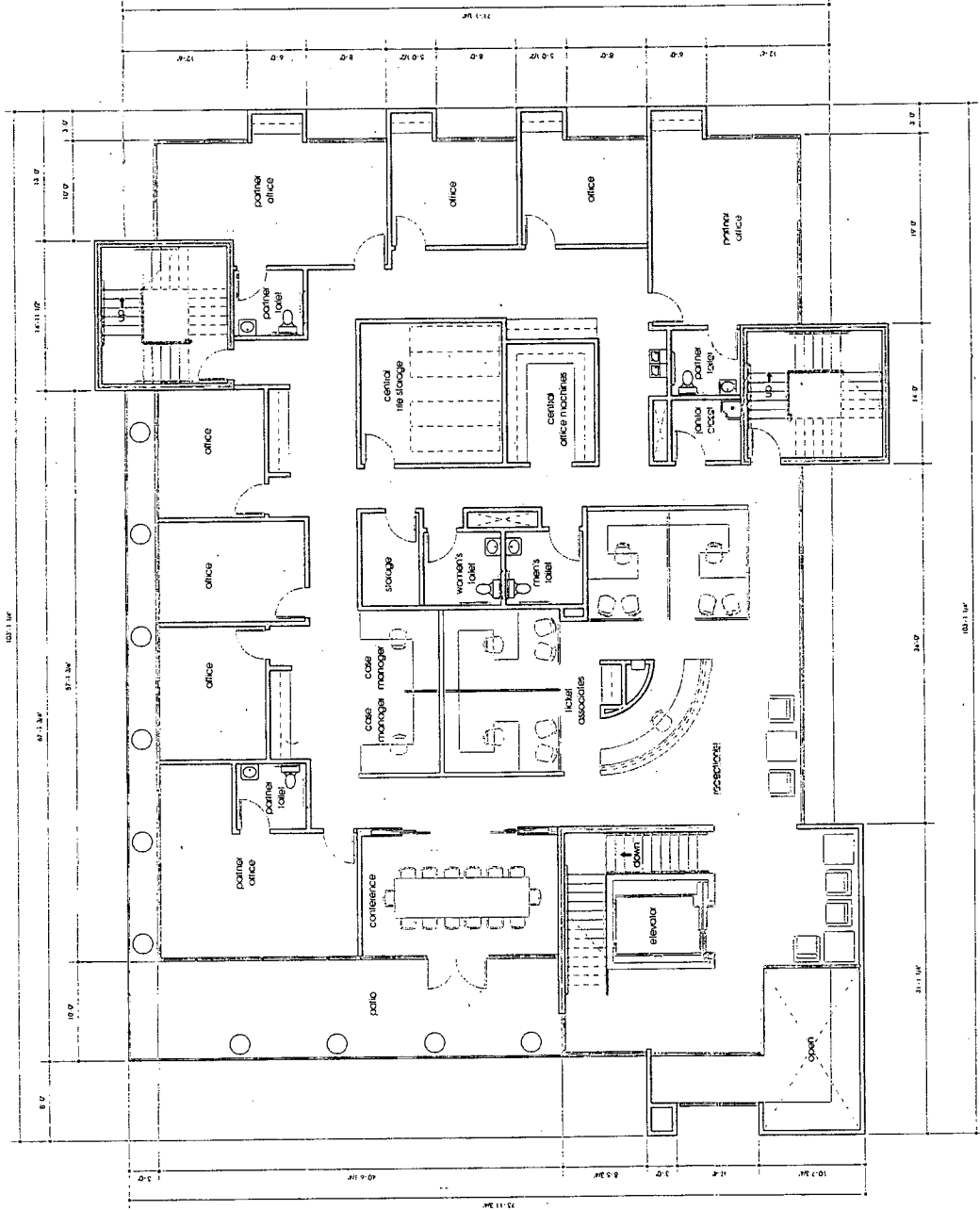
**Planned**

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OWNER: [blank]  
DATE: [blank]  
SCALE: [blank]  
SHEET NO.: [blank]

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**Kenny Law Office**  
Clark Avenue & S. Eighth Street  
Las Vegas, Nevada

PROJECT NO.  
SECOND LEVEL FLOOR PLAN  
DATE: 10.22.07  
DRAWN BY: JAW  
CHECKED BY: JAW  
SCALE: 1/8" = 1'-0"  
SHEET NO.: 7006  
PROJECT: A1.2  
DRAWING NO.: 072006A1.2



**floor information**

NO. 2006-1004-1.1  
BUSINESS CASE 1004.1

**A1.2 second level floor plan**

**SDR-25343**  
**12/20/07 PC**

OCT 22 2007  
RECEIVED  
OCT 29 2007





