



September 19, 2005

Mr. K. John McNellis
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-6883 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2005

Dear Mr. McNellis:

The City Council at a regular meeting held August 17, 2005 APPROVED the request for a Site Development Plan Review FOR TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2005. This approval is subject to:

Planning and Development

1. Temporary structure removal shall be required according to the following schedule:
 - Structure Number three located on Manning Street shall be removed by September 1, 2005.
 - Structure Number two located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
 - The smallest structure on Harris Street shall be removed by July 1, 2006.
2. This Site Development Plan Review shall be subject to a one year review.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 05/27/05, except as amended by conditions hereinafter.
5. A permanent underground sprinkler system shall be installed in all landscaped areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

CITY OF LAS VEGAS
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RQR-14476
10/05/06 PC

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. The landscape plan shall include irrigation specifications.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
16. All landscaping and signage 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.

RQR-14476
10/05/06 PC

Mr. K. John McNellis
SDR-6883 – Page Three
September 19, 2005

17. 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, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Randy Spitzmesser
Tate Snyder Kimsey Architects
709 Valle Verde Court
Henderson, Nevada 89014

RQR-14476
10/05/06 PC