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July 26, 2005

Mr. Alan Floyd  
RF Holdings, LLC  
55 South Valle Verde Street, Suite #235-124  
Henderson, Nevada 89012

RE: SDR-6699 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JULY 20, 2005  
RELATED TO ZON-6700

Dear Mr. Floyd:

The City Council at a regular meeting held July 20, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,648 SQUARE FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), 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 July 21, 2005. This approval is subject to:

Planning and Development

1. A Rezoning [ZON-6700] to a P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. 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 Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 05/09/05, except as amended by conditions herein and by the following modifications to the project, which are suggested in order to preserve the historical character of the building:
  - Move the mechanical equipment from the roof to the ground to avoid the need for the proposed roof cover;
  - Do not alter the character of the mortar (i.e. do not repoint the masonry);
  - Do not use standing seam metal style roofing. The use of shingle-style metal roofing for low-angle roofs such as this, utilizing a synthetic underlayment, are preferred. Asphalt self-sealing shingles for slopes of 2:12 to 4:12, utilizing two layers of felt underlayment are also allowed.

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- Waiver of the minimum lot width and the loading zone location are hereby approved.
4. The site plan shall be revised, prior to issuance of permits, to illustrate a trash enclosure location on the subject site, and to clearly show the nine-foot wide handicap space located in front of the building with a striped eight-foot apron on one side and a striped five-foot apron on the other.
  5. Waivers of the perimeter landscape requirements and perimeter buffer width are approved, with the provision of landscape materials to be provided in accordance with the landscape plan date stamped 05/09/05. This landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.
  6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
  7. The Waiver of the distance separation requirement for the trash enclosure is approved. The enclosure shall be built in the location and to the specifications indicated on the revised site plan to be submitted prior to issuance of permits.
  8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
  9. Parking lot lighting shall be wallpack lighting and shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
  10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
  11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
  12. A fully operational fire protection system shall be installed and shall be functioning prior to construction of any combustible structures.
  13. All City Code requirements and design standards of all City departments must be satisfied.
  14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
  15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

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Public Works

16. Landscape and maintain all unimproved right-of-way, if any, on Seventh Street adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.
18. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlight improvements on Seventh Street adjacent to this site prior to the issuance of any permits.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6700 and all other applicable site-related actions.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

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

Mr. Tom Kilmer  
Pro West Construction  
55 South Valle Verde Street, Suite #235-124  
Henderson, Nevada 89012

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