



RECEIVED

JAN 10 2006

RESUN BUILDERS

January 6, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER

Mr. Jeffrey Lewis  
Daycare Partners #1, LLC  
6025 South Bronco Street  
Las Vegas, Nevada 89118

RE: SDR-9893 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JANUARY 4, 2006  
RELATED TO ZON-9892 AND VAR-10104

Dear Mr. Lewis:

The City Council at a regular meeting held January 4, 2006 APPROVED the request for a Site Development Plan Review FOR A 9,790 SQUARE FOOT COMMERCIAL BUILDING; A WAIVER TO ALLOW A 10 FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; A WAIVER TO ALLOW A 12 FOOT CORNER SIDE SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED; AND A WAIVER TO ALLOW A REAR LANDSCAPE BUFFER OF FIVE FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.93 acres 112 feet south of Owens Avenue and 152 feet west of Nellis Boulevard (APN 140-29-510-020 and 022), [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 5, 2006. This approval is subject to:

Planning and Development

1. The subject Site Development approval is contingent upon City Council approval of a Rezoning (ZON-9892) to a C-1 (Limited Commercial) Zoning District and Variance (VAR-10104) to allow a 10 foot residential adjacency setback instead of 60 feet from the residential property to the west of the subject site.
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 of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 10/18/05, except as amended by conditions herein.
4. A Waiver from rear yard setback is hereby approved, to allow of 10 feet rear yard setback instead of 20 feet as required by Code.
5. A Waiver from street side yard setback is hereby approved, to allow a 12 feet street side yard setback instead of 15 feet as required by the Code.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05  
CLV 7009

EOT-26821  
03-19-08 CC

Mr. Jeffrey Lewis  
SDR-9893  
January 6, 2006

6. A Waiver from the landscape buffer requirement from residential property is hereby approved, to allow a five (5) feet landscape buffer instead of eight (8) feet as required by the Code.
7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.
8. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters.
9. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
10. 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.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. All utilities serving the subject site shall be placed underground pursuant to Title 13 of the Las Vegas Municipal Code.
14. 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.
15. 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.

**EOT-26821**  
**03-19-08 CC**


Mr. Jeffrey Lewis  
SDR-9893  
January 6, 2006

16. 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.
17. 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.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary; if a map is required, it should record prior to the issuance of any permits for this site.
20. Site development to comply with all applicable conditions of approval for ZON-9892 and all other subsequent site-related actions.

Sincerely,



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

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

Mr. Daniel Loera  
Breslin Builders  
5525 Polaris Avenue, Suite B  
Las Vegas, Nevada 89118

**EOT-26821**  
**03-19-08 CC**