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June 16, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGERDr. Theodore Trimmer
Trimmer Family, LLC
2385 East Tropicana Avenue
Las Vegas, Nevada 89119RE: SDR-9952 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 3, 2006
RELATED TO GPA-9946, ZON-9947 AND VAR-9957

Dear Dr. Trimmer:

The City Council at a regular meeting held May 3, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 18,090 SQUARE-FOOT OFFICE COMPLEX, WAIVER OF PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS; AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE A MINIMUM OF 15 FEET IS REQUIRED on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 4, 2006. This approval is subject to:

Planning and Development

1. The building height shall be limited to 17 feet below roof pitch.
2. Signage shall be subject to approval of the Planning and Development Department staff for compatibility with PR zoning
3. A General Plan Amendment (GPA-9946) to an O (Office) designation, a Rezoning (ZON-9947) to a P-R (Professional Office and Parking) Zoning District, and a Variance (VAR-9957) approved by the City Council.
4. 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
5. The elevations shall be amended to provide a Mediterranean traditional-style architecture with light color stucco finished structure, red tile pitch roof, residential-style wood trim including windows, doors, and shutters, subject to approval of the Planning and Development staff.

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6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to add one 15 foot by 25 foot loading area.
7. The 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 include additional parking lot landscape fingers to conform with Title 19.10 and to provide six feet of foundation landscaping on the north side of Building 'A'.
8. 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.
9. 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.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
15. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Dr. Theodore Trimmer
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16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 9947 and all other subsequent site related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



Margo Wheeler
Director
Planning and Development Department

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

Ms. Karen Gravlin
Gerald Garapich, AIA, LLC
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