



November 16, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. and Mrs. Charles Shields  
7180 West Azure Drive  
Las Vegas, Nevada 89130

RE: SDR-15235 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF NOVEMBER 15, 2006  
RELATED TO GPA-15231 AND ZON-15235

Dear Mr. and Mrs. Shields:

The City Council at a regular meeting held November 15, 2006 APPROVED the request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone 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 November 16, 2006. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval for an Amendment to the General Plan (GPA-15231) and a Rezoning (ZON-15233), if approved.
2. Site Development Plan Review (SDR-4638) is hereby expunged.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/18/06, except as amended by conditions herein.
5. 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.

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18112-001-06-05  
CLV 7009

**EOT-30794**  
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6. 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.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
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, except as modified herein.

#### Public Works

13. Remove the existing driveways on Azure Drive and Tenaya Way. The new driveway on Tenaya Way shall meet the intent of Standard Drawing #222a and shall be restricted to right-in and right-out turning movements.
14. All landscaping and private improvements 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.
15. Landscape and maintain all unimproved rights-of-way, if any, on Tenaya Way and Azure Drive adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tenaya Way and Azure Drive public right-of-way, if any, adjacent to this site prior to occupancy of this site.

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- 17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
- 18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-15233 and all other applicable 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

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