



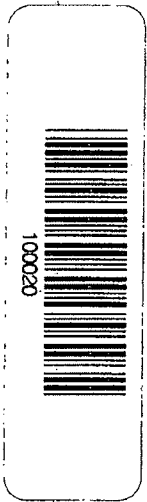
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February 20, 2009

Mr. Alex Castoverde
O&A Properties
2212 Plaza Del Puerto
Las Vegas, Nevada 89102

RE: SDR-32447 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 18, 2009
RELATED TO VAR-32448

Dear Mr. Castoverde:

The City Council at a regular meeting held February 18, 2009 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,672 SQUARE-FOOT, TWO STORY OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; SEVEN FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2009. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-32448) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/29/08, and building elevations, date stamped 12/04/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow landscape buffers of five feet along the north perimeter where 15 feet is required; seven feet along the west perimeter where 15 feet is required; and zero feet along the south and east perimeters where eight feet is required.
5. An Exception from Title 19.10.010 is hereby approved, to allow zero parking lot trees/islands where two are required.

6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict a maximum of two compact parking spaces of the nine spaces required, in compliance with the minimum requirements of Title 19.10.
7. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: an additional shrub of a minimum 5-gallon size shall be added to the required landscape area to meet the minimum requirements of Title 19.12.
8. 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.
9. 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).
10. Any trash enclosure provided on-site shall comply with the minimum requirements of Title 19.08.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded subject to approval by the Planning and Development Department. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. 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.

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15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
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. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. Landscape and maintain all unimproved rights-of-way on Francis Avenue and Maryland Parkway adjacent to this site. 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.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the Francis Avenue and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
20. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Mr. David Ellertsen
JAWA Studio
103 East Charleston Boulevard
Las Vegas, Nevada 89104

EOT-40993