

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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March 14, 2008

Mr. Andy Rankin
Boca Park Marketplace LV LLC
9440 West Sahara Avenue, #240
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-24242 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Rankin:

Your request for a Major Amendment to an approved Site Development Plan Review [(Z-0030-92(7))] FOR TWO PROPOSED SINGLE-STORY COMMERCIAL RETAIL BUILDINGS WITH A TOTAL FLOOR AREA OF 36,800 SQUARE FEET IN AN EXISTING SHOPPING CENTER on 6.29 acres located at northeast corner of Rampart Boulevard and Charleston Boulevard (APN 138-32-412-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on March 13, 2008.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-30-92) and Site Development Plan Review [(Z-30-92(7))], except as amended herein.
2. Conformance to the Conditions of Approval for Site Development Plan Review, 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 02/27/08 and 12/28/07, except as amended by conditions herein.
4. Restore landscaping where deficient or deceased to the approved condition in accordance with Z-30-92(7), except as amended 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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

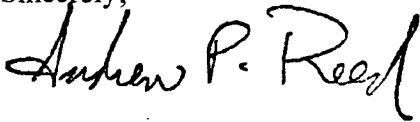
13. In accordance with the recommendations of the Rampart Boulevard Corridor Study, dedicate an additional 10 feet of right-of-way for an additional northbound travel lane on Rampart Boulevard from Charleston Boulevard to Alta Drive, including the additional right-of-way necessary to maintain a 54-foot radius corner at the northeast corner of Charleston Boulevard and Rampart Boulevard, prior to the issuance of any permits. Construction of the required improvements may be phased with on-site development at the discretion of the City Engineer. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Rampart Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

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14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-30-92, the Peccole Ranch Town Center Commercial Subdivision (aka Boca Park), and all other applicable site-related actions.

This action by the Planning Commission on **March 13, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **March 14, 2008**.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. James Grindstaff
Triple Five Nevada Development
9440 West Sahara Avenue, #240
Las Vegas, Nevada 89117