

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street  
Las Vegas, NV 89101

Voice 702-229-6301  
Fax 702-474-0352  
TTY 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

February 29, 2008

Mr. Raymond Tuntland  
Cliff Shadows, LLC  
220 Martin Street  
Reno, Nevada 89509

**RE: SDR-26446 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Tuntland:

Your request for a Site Development Plan Review FOR A TWO-STORY 23,940 SQUARE-FOOT OFFICE BUILDING on 1.75 acres at 3375 Novat Street (APN 137-12-410-011), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown), was considered by the Planning Commission on February 28, 2008.

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

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-33-97), Site Plan Review (SDR-4556), and Master Sign Plan (MSP-8642) shall be required.
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 building elevations, date stamped 01/15/08, and landscape plan date stamped 02/08/08, except as amended by conditions herein.
4. 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 a minimum of four five-gallon shrubs for each tree within provided planters.
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 luminaries. 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.

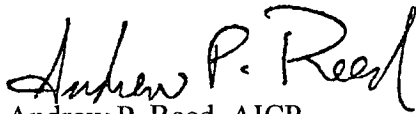
**Public Works**

13. Remove 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.
14. Site development to comply with all applicable conditions of approval for the Cheyenne/Beltway Commercial Subdivision and all other site-related actions.

Mr. Raymond Tuntland  
SDR-26446 - Page Three  
February 29, 2008

This action by the Planning Commission on **February 28, 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 **February 29, 2008**.

Sincerely,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Ms. Leigh Tuntland  
Cliff Shadows, LLC  
220 Martin Street  
Reno, Nevada 89509

Mr. Scott L. Baker  
7225 South Bermuda Road, Suite D  
Las Vegas, Nevada 89119