



February 21, 2008

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Carl Lewis
NV, PVA
704 South Jones Boulevard
Las Vegas, Nevada 89107

RE: SDR-25981 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 20, 2008

Dear Mr. Lewis:

The City Council at a regular meeting held February 20, 2008 considered the Appeal of the denial by the Planning Commission for a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE INTO AN OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.15 acres at 704 South Jones Boulevard (APN 138-36-316-006), P-R (Professional Office and Parking) Zone

The City Council approved the Appeal, thereby APPROVING the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning Z-0018-91 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, landscape plan, and building elevations, date stamped 01/04/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040.A is hereby approved, to allow a zero-foot wide landscape buffer along the south property line where five feet is required.



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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.
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.

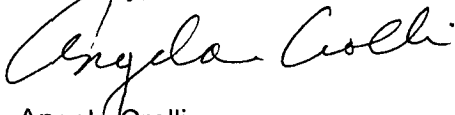
Public Works

13. Remove all substandard public street improvements and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Mr. Carl Lewis
SDR-25981 – Page Three
February 21, 2008

14. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits or the issuance of a business license, whichever may occur first. Comply with the recommendations of the City Traffic Engineer.
15. In accordance with Rezoning Classification Z-18-91, contribute \$1,785.71 for area traffic mitigation prior to the issuance of any permits in lieu of the Traffic Signal Impact Fee.
16. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site. All landscaping and private improvements 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.
17. Obtain an Occupancy Permit for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
18. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Meadows Alta Parallel Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-18-91 and all other applicable site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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