



LAS VEGAS CITY COUNCIL

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February 7, 2008

Mr. Craig Kenny
723 South 7th Street
Las Vegas, Nevada 89101

RE: SDR-25343 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 6, 2008
RELATED TO ZON-25342, ZON-25678, VAR-25344 AND VAR-25345

Dear Mr. Kenny:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 22,400 SQUARE-FOOT, FOUR-STORY OFFICE BUILDING AND OFF-SITE PARKING LOT on 0.47 acres at the southeast corner of Clark Avenue and 8th Street and on 0.15 acres adjacent to the east side of 8th Street, approximately 50 feet north of Bonneville Avenue (APNs 139-34-710-054, 055, 056 and 139-34-810-052), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25342 and ZON-25678) and Variances (VAR-25344 and VAR-25345) 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 landscape plan, date stamped 12/05/07, and building elevations, date stamped 10/29/07, except as amended by conditions herein.
4. A reversionary parcel map or administrative joining consolidating the three parcels designated for the office building shall be recorded prior to issuance of any building or grading permits.
5. An off-site parking agreement shall be recorded with the office of the County Recorder in accordance with LVMC 19.10.010 (H) (1) prior to issuance of any building or grading permits.

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400 STEWART AVENUE
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6. An Exception from LVMC 19.10.010 (J) (11) is hereby approved, to allow no parking lot landscape fingers in the on-site and off-site parking areas where at least two fingers with one, 24-inch box tree per finger would be required in each location.
7. An Exception from LVMC 19.12.040 (B) is hereby approved, to allow four trees within the perimeter landscape buffer of the off-site parking lot where at least 11, 24-inch box trees would be required.
8. 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.
9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. The indicated trash enclosure shall meet all Title 19.08 requirements.
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 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.
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.

15. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

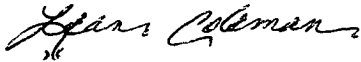
Public Works

17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Bonneville/Clark One Way Couplet project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
19. Dedicate a 25-foot radius on the southeast corner of Clark Avenue and 8th Street prior to the issuance of any permits.
20. 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. An off-site Geotechnical Pavement Design recommendation will be required for all asphalt pavement required for completion of this project.
21. Submit an application to the Land Development section of the Department of Public Works for a deviation for width and depth requirements per Standard Drawing #222a for the driveway accessing this site from 8th Street.
22. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
23. Landscape and maintain all unimproved right-of-way, in any, adjacent to this site. All private improvements and landscaping 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.
24. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

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25. 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,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. David Ellerston
JAWA Studios
103 East Charleston Boulevard
Las Vegas, Nevada 89104