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February 8, 2008

Quam Pham
2105 Humble Hollow Place
North Las Vegas, Nevada 89084

RE: SDR-25289 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 6, 2008

Dear Applicant:

The City Council at a regular meeting held February 6, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED SINGLE STORY, 1,845 SQUARE FOOT DENTAL OFFICE WITH WAIVERS TO ALLOW FIVE-FOOT WIDE LANDSCAPE BUFFERS WHERE 15 FEET IS REQUIRED AND NO BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.18 acres at 2413 Pardee Place (APN 162-02-410-118), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) 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 (Z-0061-98) 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 10/24/07, except as amended by conditions herein.
4. A Waiver from the Title 19.12 Landscape and Buffer Standards is hereby approved, to allow:
 - a. A five-foot wide landscape buffer where a 15-foot wide buffer is required, and:
 - b. No buffer along a 57-foot portion of the north property line where eight feet is required.

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5. An Exception from LVMC 19.10.010 (J) 11.C.i is hereby approved, to allow no parking lot trees in the off-site parking area where at least two 24-inch box trees are required.
6. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect:
 - a. A 12-foot high freestanding sign that is internally lit with no exposed neon tubing.
7. 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 reflect the changes herein:
 - a. Showing a five-foot setback from property lines for the freestanding sign located at the corner of Pardee Place and Sahara Avenue.
 - b. The 22-foot wide by 18-foot deep area dedicated for the Van Accessible Handicapped Parking requirement shall comply with Accessible Parking Standards as illustrated in Title 19.10.010(K), Figure 4.
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.
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 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

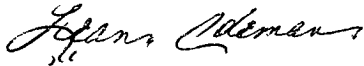
Public Works

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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
17. The proposed pan style driveway shall be designed and constructed per Standard Drawing #224 and shall be a minimum width of 24 feet.
18. Landscape and maintain all unimproved rights-of-way, if any, on East Sahara Avenue and Pardee Place 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.
19. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the public rights-of-way adjacent to this site.
20. The proposed entry gate shall remain open during regular business hours. The installation of a rolling gate is acceptable as long as no part of the gate, either in the opened or closed position, intrudes into the public right-of-way.
21. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

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22. 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,



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

Ms. Megan Webb
3600 Cambridge Avenue, Suite #1
Las Vegas, Nevada 89169