

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 11, 2008

Oi Wo Lau
Stars Investment, LLC
PO Box 80327
Las Vegas, Nevada 89180

RE: ABEYANCE - SDR-24531 - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your Request for a Site Development Plan Review FOR A PROPOSED 684 SQUARE-FOOT ADDITION TO AN EXISTING 4,874 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPING on 0.24 acres at 910 East Sahara Avenue (APN 162-03-801-090), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on January 10, 2008.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-24532) and Variance (VAR-24872) 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. A Waiver from Title 19.12 is hereby approved, to allow no perimeter landscaping where 15-feet is required adjacent to the right-of-way and eight feet along the interior lot lines.
4. An Exception from Title 19.10 is hereby approved, to allow two landscaped parking islands where a five-foot wide landscape island is required for every six parking spaces.
5. All development shall be in conformance with the site plan date stamped 09/28/07, and the landscape plan, and building elevations, date stamped 09/11/07, except as amended by conditions herein.

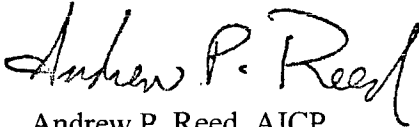
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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 drainage ways as recommended.

This item will be considered by the City Council on **February 6, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Dennis Rusk
3960 East Patrick Lane, Suite #203
Las Vegas, Nevada 89120