

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

December 7, 2007

Mr. Steve Ayres
Ms. Janine Ayres
1495 Red Rock Street
Las Vegas, Nevada 89146

RE: SDR-25256 - SPECIAL USE PERMIT

Dear Mr. Ayres:

Your Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A 1,498 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 804 South Jones Boulevard (APN 138-36-401-003), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 6, 2007.

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-18-91), if approved.
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 11/15/07 and building elevations date stamped 10/23/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.040.A is hereby approved, to allow a five-foot wide landscape buffer along the west property line where 15 feet is required and a zero-foot wide landscape buffer along the north property line and a three-foot landscape buffer along the east property line where five feet is required

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



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 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.
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.
13. Submit a landscape plan acceptable to staff that will aesthetically enhance the front of the property.

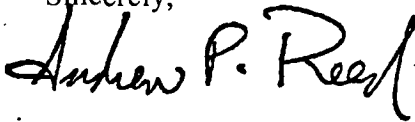
Public Works

14. 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.
15. The driveway accessing this site shall receive a approval from the Nevada Department of Transportation (NDOT). A 24-foot pan style driveway is acceptable to the City. Obtain an Occupancy Permit from NDOT for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
16. Provide a copy of a recorded Access Agreement whereby this owner grants access rights to the adjoining parcel to the north for half of a total 32-foot wide future shared driveway (Assessor's Parcel No. 138-36-401-001) prior to the issuance of any permits.
17. Sign a Covenant Running with Land agreement for the possible future installation of a joint driveway with the parcel to the north (including curb and gutter, sidewalks and permanent paving) on Jones Boulevard adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any permits.
18. 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. 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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This item will be considered by the City Council on **January 9, 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,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "A" and "R".

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Robert Genzer
Genzer Consulting
9612 Hawksbill Court
Las Vegas, Nevada 89117