



June 8, 2007

Mr. Luis Rojas
6005 Lonesome Cactus
Las Vegas, Nevada 89130

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

BRENDA J. WILLIAMS
INTERIM

RE: SDR-19675 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2007
RELATED TO ZON-20397, VAR-20398 AND VAR-20399

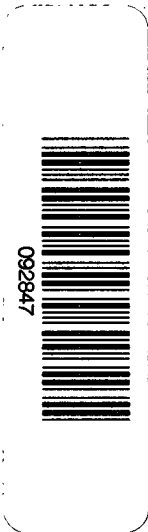
DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Rojas:

The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 5,376 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FOUR FOOT LANDSCAPE BUFFER ON THE CORNER SIDE WHERE A 15 FOOT LANDSCAPE BUFFER IS REQUIRED AND A ZERO FOOT LANDSCAPE BUFFER ON THE SIDE AND REAR WHERE AN EIGHT FOOT LANDSCAPE BUFFER IS REQUIRED, AND TO ALLOW SIX PERIMETER LANDSCAPE BUFFER TREES WHERE NINE TREES ARE REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), 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 June 7, 2007. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Rezoning (ZON-20397), Variance (VAR-20398) and Variance (VAR-20399) 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, landscape plan, and building elevations, date stamped 02/06/07 except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow zero feet of landscaping on the south and east property lines and six feet, six inches of landscaping on the north property line.



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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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 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.

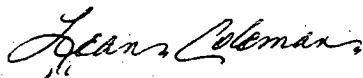
Public Works

13. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from 8th Street.
14. Landscape and maintain all unimproved rights-of-way, if any, on Bonneville Avenue and Eighth Street adjacent to this site. All 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.

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15. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Bonneville Avenue and Eighth Street public rights-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for ZON-19675 and all other subsequent site-related actions.

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

Mr. R. Dean Bryan
Bryan Construction, Inc.
308 South 11th Street
Las Vegas, Nevada 89101
