



LAS VEGAS CITY COUNCIL

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CITY MANAGER



091646

March 23, 2007

Mr. Mike Vlaovich
City of Las Vegas
Department of Public Works
Architectural Services Division
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-19629 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Vlaovich:

Your request for a Site Development Plan Review FOR THE PROPOSED EXPANSION OF AN EXISTING PUBLIC PARK on 7.31 acres at the southeast corner of Bradley Road and Grand Teton Drive (a portion of APN 125-13-501-009), C-V (Civic) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 22, 2007.

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-45-95), Major Modification (MOD-2425) and ROC (2428) shall be required, except as amended herein.
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 date stamped 03/12/07, the landscape plan date stamped 02/14/07 and building elevations, date stamped 02/06/07, except as amended by conditions herein.
4. A Waiver from Title 19.12 perimeter landscape requirements is hereby approved, to allow perimeter landscape improvements along Grand Teton Drive to be completed in a later phase of development.
5. 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.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



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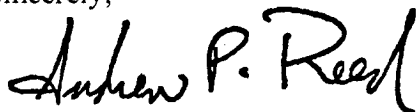
6. All mechanical equipment and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed 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.
9. 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.

Public Works

10. Coordinate offsite improvements for Grand Teton Drive with the "Jones Boulevard/Grand Teton Drive Roadway Improvements" Project.
11. A Drainage Plan and Technical Drainage Study, or other acceptable information, must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This item will be considered by the City Council on **April 18, 2007**, 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, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb