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18112-001-06-05
CLV 7009



065506

January 9, 2007

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street
Suite 206
Las Vegas, Nevada 89104

RE: SDR-16174 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 6, 2006
RELATED TO GPA-16168 AND ZON-16169

Dear Ms. Neuman:

The City Council at a regular meeting held December 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF AN EXISTING HOME TO A 1,186 SQUARE FOOT OFFICE BUILDING AND WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), R-1 (Single Family Residential) Proposed P-R (Professional Office and Parking). The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2006. This approval is subject to:

Added conditions

- A. A waiver of the perimeter landscaping requirements hereby approved to allow the following: zero trees where seven are required on the north; zero where four are required in the west; zero where four are required in the east; zero landscape buffer where 15 feet is required on the north west and east property lines.
- B. The existing chain link fence shall be removed. Revised perimeter wall elevations shall be submitted and approved by the Planning and Development Department prior to submittal of civil improvements plan to reflect the addition of six-foot high decorative block walls on the north and west property lines.

Planning and Development

1. Conformance to the Conditions of Approval for General Plan Amendment (GPA-16168) and Rezoning (ZON-16169), 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 August 22, 2006, except as amended by conditions herein.
4. 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.
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.
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 the garage door to be removed and resurfaced and the entire building to be resurfaced in stucco.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
11. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped August 22, 2006 except as amended by conditions herein.

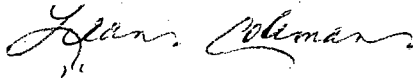
Public Works

12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths 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.

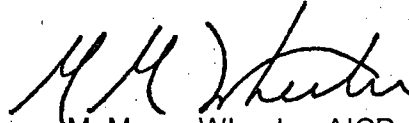
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13. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
15. The pan driveway on Prince Lane is acceptable.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16169 and all other applicable site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. John Hernandez
102 Batten Court
Pinehurst, North Carolina 28374