



064883

November 16, 2006

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. and Mrs. Jaivarian Naran
2747 Paradise Road, Suite #2701
Las Vegas, Nevada 89109

RE: SDR-16542 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 15, 2006

Dear Mr. and Mrs. Naran:

The City Council at a regular meeting held November 15, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 16, 2006. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 09/05/06, except as amended by conditions herein.
3. A revised site plan and landscape plan 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 changes herein. The site plan parking layout shall be revised to include 2 designated loading spaces. The spaces shall be designed 15 feet in width, 25 feet in length with a 15 foot clearance.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Revise the landscaping plan to add one 24-inch box tree for placement within the

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- parking landscape area islands to meet the required 12 total parking area trees. (2) The landscaping plan shall be modified to include the height(s) of existing or proposed wall/fence height(s) along all property lines bordering residential uses. Wall/fence shall comply with City Council Bill No. 2006-43 and the Commercial Development District standards of Section 19.08.050 of Title 19.
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: (1) cross sections of the trash enclosure to meet LVMC 19.08.060., and Title 19 Commercial Development Standards – Section 19.08.050.
 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. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
 13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

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15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a; including driveway throat depth-length.
16. Modify the median island in Charleston Boulevard to restrict the driveway to right turn in and right turn out turning movements only, in a manner acceptable to the City Traffic Engineer and the Nevada Department of Transportation.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss the layout of onsite private circulation and to discuss fire requirements for the proposed use of this facility; design shall meet the approval of the Department of Fire Services.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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