

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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064797

November 3, 2006

Mr. Tom Hemingway
4019 North 44th Street
Phoenix, Arizona 85018

RE: SDR-16959 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Hemingway:

Your request for a Site Development Plan Review FOR THREE PROPOSED TEMPORARY BUILDINGS TALLING 7,920 SQUARE FEET on 1.9 acres at 919 West Bonanza Road (APN 139-28-801-005), M (Industrial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on November 2, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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 revised site/landscape plan date stamped 10/13/06, and building elevations, date stamped 08/19/06, except as amended by conditions herein.
3. 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.
4. 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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



5. 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).
6. All mechanical equipment, air conditioners 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
11. All temporary improvements associated with this application must be removed within three years of the date of issuance of the certificate of occupancy.
12. The application shall be reviewed by the Planning Commission in 24 months.

Public Works

13. Provide a copy of a recorded joint access agreement between this site and the adjacent parcel to the west prior to the issuance of any building permits.
14. All landscaping and private improvements 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.
15. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road adjacent to this site.

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16. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road public rights-of-way adjacent to this site prior to occupancy of this site.
17. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
18. 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.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. Obtain an Occupancy Permit for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on *November 3, 2006*.

Sincerely,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Mr. Doug Sexton
Todd & Associates, Incorporated
4019 North 44th Street
Phoenix, Arizona 85018

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