



LAS VEGAS CITY COUNCIL

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065660

January 16, 2007

Ms. Sandy Norskog
Clark County
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: SDR-15766 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 18, 2006

Dear Ms. Norskog:

The City Council at a regular meeting held October 18, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK on approximately 13.3 acres at the southeast corner of Carey Avenue and Comstock Drive (a portion of APN 139-21-102-013), R-E (Residence Estates) Zone and R-MHP (Residential Mobile/Manufactured Home Park) Zone under Resolution of Intent to C-V (Civic) Zone and C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2006. This approval is subject to:

Added Condition:

A. The public park shall be operated and maintained by Clark County.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-9104), Rezoning (ZON-9105), and Site Development Plan Review (SDR-7683) shall be required.
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 09/15/06, 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.

CITY OF LAS VEGAS
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18112-001-06-05
CLV 7009



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. 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. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

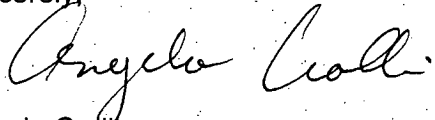
Public Works

12. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southeast corner of Carey Avenue and Comstock Drive prior to the issuance of any permits.
13. Construct all incomplete half-street improvements on Carey Avenue and Comstock Drive adjacent to the entire legal parcel of which this site is a part (Assessor's Parcel Number 139-21-102-013) concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
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.

Ms. Sandy Norskog
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15. Site development to comply with all applicable conditions of approval for ZON-4526 and all other applicable site-related actions.

Sincerely,



Angela Croff
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. Joe Gale
Clark County
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Mr. Don Barton
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