

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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064219

October 6, 2006

Ms. Margarita Mendoza
800 North Jones Boulevard
Las Vegas, Nevada 89107

RE: SDR-15703 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Mendoza:

Your request for a Site Development Plan Review FOR A 1,364 SQUARE-FOOT CONVERSION OF A RESIDENCE TO AN OFFICE AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.19 acres at 800 North Jones Boulevard (APN 138-25-310-002), R-1 (Single Family Residential) Zone Under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on October 5, 2006.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3474) and Extension of Time (EOT-11905) 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 (date stamped 09/14/06), and building elevations (date stamped 08/07/06), except as amended by conditions herein.
4. A Waiver from the Perimeter Landscape Buffering Standards of 19.12 is hereby approved, to allow a 5'-9" interior lot landscape buffer where 8' is required and a three-foot public right-of-way lot landscape buffer where 15 feet is required.
5. 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.

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



6. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

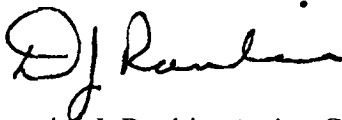
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. As required by Condition of Approval #7 of Rezoning ZON-3474, provide a copy of a recorded Joint Access Agreement for all parcels involved in the Rezoning prior to the issuance of any permits.

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15. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site.
16. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
17. 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.
18. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
19. Site development to comply with all applicable conditions of approval for ZON-3474 and all other subsequent site-related actions.

This action by the Planning Commission on **October 5, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **October 6, 2006**.

Sincerely,



Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm