



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



064075

September 22, 2006

Mr. Michael Denny
Samaritan House, Inc.
1002 North 4th Street
Las Vegas, Nevada 89101

RE: SDR-15764-- SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Denny:

Your request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.19 acres at 1002 North Fourth Street (APN 139-27-603-014), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-V (Civic) Zone, Ward 5 (Weekly), was considered by the Planning Commission on September 21, 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 site plan date stamped 08/08/06, except as amended by conditions herein.
3. Approval of this Site Development Plan Review shall expunge the previous Site Development Plan Review Z-0020-02(1).
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 grading 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 24-inch box trees placed a minimum of 30 feet on center adjacent to the right-of-way. A 24-inch box tree shall be located in each landscape finger. Additionally the applicant shall provide 24-inch box trees placed a minimum of 20 feet on center along the northern boundary of the parking lot. Also shrubs, minimum five gallon size, shall be added throughout the site at a rate of five shrubs for each 24-inch box tree.

Mr. Michael Denny
SDR-15764 - Page Two
September 22, 2006

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 utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. Site development to comply with all applicable conditions of approval for Z-20-02 and all other subsequent site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on *September 22, 2006*.

Sincerely,



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

JK:clb