

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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www.lasvegasnevada.gov



063832

September 8, 2006

Mr. Dennis Iwasaka
Max Jones Professional Plaza, LLC
2840 South Jones Boulevard, Suite D-2
Las Vegas, Nevada 89146

RE: ABEYANCE - SDR-14311 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Iwasaka:

Your request for a Site Development Plan Review FOR A PROPOSED 21,551 SQUARE-FOOT TWO-STORY OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 7, 2006.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. Conformance to the Conditions for ANX-12916, VAR-14313 and subsequent Rezoning application if approved.
2. In order to become congruent with the SC (Service Commercial) General Plan Land Use designation, the property must be rezoned to an agreeable category prior to the issuance of building permits.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/13/06, except as amended by conditions herein.
5. A Waiver from Title 19.12 is hereby approved, to allow no perimeter landscape buffer on the north property line where eight feet is the minimum required and to allow five parking lot landscape fingers where 15 is the minimum number required.

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. 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.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

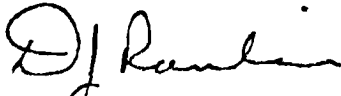
Public Works

14. 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.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site.
17. 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.
18. This site shall connect to the City of Las Vegas public sewer system at a location acceptable to the City Engineer.
19. 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.

Mr. Dennis Iwasaka
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This item will be considered by the City Council on **October 4, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



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

DJR:dm

cc: Mr. Phillip Regeski
P.R. Engineering
10225 Schuster Street
Las Vegas, Nevada 89141