



063756



September 7, 2006

Suhaltai Gamnerdsiri
1381 Ruby Sky Court
Henderson, Nevada 89052

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-10777 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO VAR-10779 AND VAR-11052

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,281 SQUARE-FOOT MEDICAL OFFICE WITH WAIVERS OF PERIMETER AND PARKING LOT LANDSCAPING STANDARDS on 0.29 acres at 2000 Pinto Lane (APN 139-33-302-015), PD (Planned Development) Zone [MD-1 (Medical Support) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-11052) 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 06/13/06, except as amended by conditions herein. The square footage of the building shall be reduced to 3,225 square feet or a shared parking agreement shall be accomplished.
4. A Waiver from Title 19.12.040 is hereby approved, to allow three-foot wide perimeter buffer on the north side of the property and a seven-foot wide perimeter buffer on the east side of the property. Landscape materials in the buffer areas shall comply with the landscape plan dated 06/13/06.
5. An Exception from Title 19.10.010(J)(11) is hereby approved, to allow the omission of a landscape island on the west side of the parking lot, and to omit the required trees from the interior of the parking lot area.

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

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 and air conditioners shall be fully screened in views from the abutting streets.
10. A trash enclosure, if required, shall be provided in accordance with Title 19.08.050, and all trash areas shall be fully screened from view of abutting streets and properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 15-foot radius on the northwest corner of Rose Street and Pinto Lane prior to the issuance of any permits. Coordinate with the Right-Of-Way section of the Department of Public Works for assistance in preparing the documentation.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Medical District Standards concurrent with development of this site.
16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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17. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
18. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
21. Site development to comply with all applicable conditions of approval for Z-20-97 and all other subsequent site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ping To
Pinnacle Architectural Studio
9755 West Charleston Boulevard
Las Vegas, Nevada 89117