

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063566

August 25, 2006

Ms. Eva Mazzarella
408 South Seventh Street
Las Vegas, Nevada 89101

RE: SDR-15043 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Mazzarella:

Your request for a Site Development Plan Review FOR A PROPOSED 23,613 SQUARE-FOOT OFFICE BUILDING; WAIVER OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS; AND A WAIVER OF THE STREET TREE PLANTING REQUIREMENTS on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34-710-030 through 033), R-3 (Medium Density Residential) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese), was considered by the Planning Commission on August 24, 2006.

The Planning Commission vote resulted in a tie, and will be forwarded to City Council with **NO RECOMMENDATION**, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15045), Variance (VAR-15048), Variance (VAR-15049), and Variance (VAR-15596) 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 08/02/06, except as amended by conditions herein.
4. A Reversionary Map or other acceptable map for this site shall be recorded prior to issuance of a building or grading permit.
5. A Waiver from Title 19.12.040.A is hereby approved, to allow a minimum zero-foot landscape buffer where an eight-foot buffer is required along the west property line and a discontinuous five-foot buffer where an eight-foot buffer is required along the south property line.

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. An Exception from Title 19.10.010.J.1-1 is hereby approved, to allow two trees in the parking area where one tree per six parking spaces (or 6 trees) is required.
7. An Exception from Title 19.12.040.B is hereby approved to allow four trees where five are required in the buffer area along Chef Andre Rochat Place.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to show a Multi-Use Transportation Trail in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan along the west side of Seventh Street.
9. The trash enclosure shall have a roof or trellis structure in conformance with Title 19 requirements.
10. 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.
11. 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.
12. 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).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
15. 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.

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

Public Works

17. All private improvements and landscaping 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.
18. Landscape and maintain all unimproved rights-of-way, if any, on Seventh Street and Chef Andre Rochat Place adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the Seventh Street and Chef Andre Rochat Place public right-of-way adjacent to this site prior to occupancy of this site.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 15045 and all other applicable site-related actions.

This item will be considered by the City Council on ~~September 20, 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,



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

JK:clb

cc: Ms. Jennifer Lazovich
KKBR&F
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89169