



DEVELOPMENT SERVICES CENTER

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063539

August 25, 2006

Mr. David Kallas
Las Vegas Police Protective Association Metro, Inc.
201 Las Vegas Boulevard South, Suite #200
Las Vegas, Nevada 89101

RE: SDR-15020 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Kallas:

Your request for a Site Development Plan Review FOR A PROPOSED 27,334 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE STANDARDS on 0.63 acres at 620 and 632 Stewart Avenue and 311 North 7th Street (APNs 139-34-512-031, 032, and 033), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on August 24, 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, landscape plan, and building elevations date stamped 08/03/06, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan build-to line standard (Subsection DS5.1.a) is hereby approved, to allow 50 percent of the street wall to be aligned with the sidewalk where 70 percent is required.
4. 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 roof or trellis structure on the provided trash enclosure.

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



5. An articulated roofline or cornice shall be provided at or near the top of all streetwalls visible from any right-of-way, in accordance with Subsection DS5.1.c of the Downtown Centennial Plan.
6. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.
7. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.
8. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
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. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
15. Dedicate a 10-foot radius on the northwest corner of Stewart Avenue and Seventh Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance with the document preparation.
16. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
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 right-of-way, if any, on Seventh Street adjacent to this site.
19. Submit an Encroachment Agreement for all private improvements, if any, located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of 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 a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 6715 and all other applicable site-related actions.

This action by the Planning Commission on August 24, 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 August 23, 2006.

Sincerely,



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

JK:clb

cc: Mr. R. Dean Bryan
308 South 11th Street
Las Vegas, Nevada 89101