

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063104

July 28, 2006

Mr. Michael Watson
6212 Darby Creek Court
North Las Vegas, Nevada 89031

RE: SDR-14346 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Watson:

Your request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 1,418 SQUARE-FOOT RESIDENCE TO AN OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.19 acres at 4301 West Lake Mead Boulevard (APN 139-19-215-017), R-3 (Medium Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly), was considered by the Planning Commission on July 27, 2006.

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

Planning and Development

1. A Rezoning (ZON-14340) to an O (Office) Zoning District, and a General Plan Amendment (GPA-14331) approved by the City Council.
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 07/05/06, except as amended by conditions herein.
4. A Waiver from perimeter landscaping requirements is hereby approved, to allow no landscape buffer requirement on the side and rear yard area.

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. The Parking lot size shall be revised to show three standard size 9' wide parking spaces with one compact size 8' wide parking space. Handicap space shall comply with the code requirements.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
13. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-14340 and all other applicable site-related actions

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This item will be considered by the City Council on *September 6, 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,



Flinn Fagg, AICP, Manager
Planning and Development Department
Current Planning Division

FF:clb

cc: Ms. Darlene Moore
1400 San Juan Hills, Unit #105
Las Vegas, Nevada 89134