

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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062609

July 14, 2006

Mr. Roger Anderson  
Redrock Plaza, LLC  
Post Office Box 36069  
Las Vegas, Nevada 89133

**RE: SDR-13806 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Anderson:

Your request for a Site Development Plan Review FOR A PROPOSED 6,240 SQUARE FOOT OFFICE/RETAIL BUILDING AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on the west side of Montclair Street, approximately 148 feet south of Charleston Boulevard (APN 163-01-501-012 and 013), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on July 13, 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, date stamped 05/25/06 and the landscape plan and building elevations, date stamped 06/23/06, except as amended by conditions herein.
3. A Waiver from Chapter 19.12 [code section] is hereby approved, to allow six feet of landscaping along the north property line where eight feet is the minimum required.
4. 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.

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



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5. 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.
6. 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).
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. 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.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.


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**Public Works**

13. Provide a copy of a recorded Joint Access Agreement between both parcels comprising this overall site or do an administrative joining prior to the issuance of any permits.
14. Remove all substandard public street improvements and unused driveway cuts on Montclair Street and the alley adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. All driveways that access Montclair Street shall be designed, located and constructed in accordance with Standard Drawing #222a and appropriate throat depth shall be provided.
16. 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.

This action by the Planning Commission on *July 13, 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 *July 14, 2006*.

Sincerely,

  
Douglas J. Rankin, Planning Supervisor  
Planning and Development Department  
Current Planning Division

DJR:dm

cc: Mr. Ron LeBar  
LeBar Architecture, Incorporated  
458 West 15th Avenue  
Spokane, Washington 99203