

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



062606

July 14, 2006

Mr. Kurt Mychajlonka
9728 Highridge Drive
Las Vegas, Nevada 89134

RE: SDR-13771 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Mychajlonka:

Your request for a Site Development Plan Review FOR A PROPOSED 6,692 SQUARE-FOOT, TWO STORY ADDITION TO AN EXISTING ANIMAL HOSPITAL WITHOUT OUTSIDE PENS AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 1.03 acres at 4313 Thom Boulevard (APN 138-01-701-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 13, 2006.

The Planning Commission voted to recommend **APPROVAL** of 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 05/23/06, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 is hereby approved, to allow 23 trees in the perimeter buffer area where 29 are required and to allow a 10-foot buffer along the rights-of-way and a five-foot buffer along the interior lot lines where 15 feet and eight feet are required, respectively.
4. 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.

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. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
9. 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.
10. A reversionary map shall be submitted so that the development is contained on one legal lot with no parcel lines.
11. A loading space shall be provided in conformance to Title 19 standards.
12. Any and all on-site trash enclosures shall be gated, roofed, and constructed of a similar material to the main structure.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

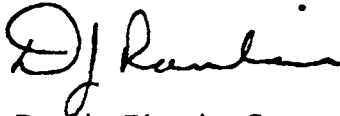
Public Works

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-10754, Site Development Plan Review SDR-10757 and all other applicable site-related actions.

Mr. Kurt Mychajlonka
SDR-13771 Page Three
July 14, 2006

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. Dave Truman
Pinnacle Architectural Studio
9755 West Charleston Boulevard
Las Vegas, Nevada 89117