



062228



May 22, 2006

Ms. Dorothy G. Bunce Law Office
2037 Franccin Avenue
Las Vegas, Nevada 89104

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
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STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-12078 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 17, 2006
RELATED TO ZON-12079

Dear Ms. Bunce:

The City Council at a regular meeting held May 17, 2006 APPROVED the request for a Site Development Plan Review FOR A 1,465 SQUARE-FOOT PROFESSIONAL OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.14 acre at 2037 Franklin Avenue (APN 162-02-519-019), R-1 (Single Family Residential) Zone, PROPOSED P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2006. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-12079) to a P-R (Professional Office and parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/09/06, except as amended by conditions herein.
4. A Waiver from perimeter landscaping requirements is hereby approved, to allow two trees in the perimeter buffer area where 13 are required, to allow a seven-foot landscape buffer where 15 feet is required adjacent to a right-of-way, and to allow a six-foot landscape buffer along property lines not adjacent to the right-of-way. A minimum of four 24-inch box trees shall be planted and maintained along the Eastern Avenue side of the property.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

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18112-001-06-05
CLV 7009



5. 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.
6. 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. The landscape plan shall include irrigation specifications.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Provide a Site Visibility Restriction Zone at the northwest corner of Eastern Avenue and Franklin Avenue.
14. All new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

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15. Site development to comply with all applicable conditions of approval for ZON-12079 and all other subsequent site-related actions.

Sincerely,



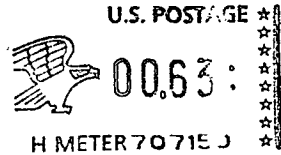
Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. James Bulah
32 Sunrise Avenue, Suite 110
Las Vegas, Nevada 89101

CITY of LAS VEGAS

OFFICE OF THE CITY CLERK
CITY HALL
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101-2986



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2006 MAY 30 A 10:41

Mr. James Bulah
32 Sunrise Avenue, Suite 110
Las Vegas, Nevada 89101

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