



062459



June 23, 2006

**CORRECTED LETTER**

LAS VEGAS CITY COUNCIL

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MAYOR PRO TEM

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DOUGLAS A. SELBY  
CITY MANAGER

Ms. Jennifer Roberts  
Smoke Ranch Development, LLC  
8350 West Sahara Avenue, Suite #210  
Las Vegas, Nevada 89117

RE: SDR-10784 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF MAY 17, 2006  
RELATED TO SUP-10783

Dear Ms. Roberts:

The City Council at a regular meeting held May 17, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 45-FOOT HIGH, MIXED-USE DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS AND 13,243 SQUARE FEET OF OFFICE SPACE, WAIVERS TO ALLOW A MINIMUM LOT WIDTH OF 59 FEET WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED, AND TO ALLOW A REDUCTION OF PERIMETER LANDSCAPING STANDARDS on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) 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. As necessary, the applicant shall work with the City to accommodate a multi-use transportation trail adjacent to the east side of the property prior to issuance of grading permit.
2. The building shall be moved to the south retaining a minimum ten-foot landscaping, eliminating up to nine parking spaces while providing all required parking and moving the trash enclosure to face north.
3. The southern perimeter wall adjacent to the park may be wrought iron.
4. The upper story windows on the west building wall shall be translucent.
5. The west property line landscaping shall include a double row of 24-inch box trees subject to approval of the Planning and Development Department. The applicant shall work with the neighbors to select the type of trees provided.

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18112-001-06-05  
CLV 7009



6. 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
7. All development shall be in conformance with the site plan date stamped 03/06/06 and the building elevations date stamped 03/10/06, except as amended by conditions herein.
8. The maximum height of the building shall be 35 feet as measured from the average grade of the site.
9. A Variance to allow the third-story will need to be submitted to and approved by the City Council prior to the issuance of a building permit.
10. A Waiver from Title 19.08.045 is hereby approved, to allow a 60-foot lot width where 100 feet is the minimum width allowed.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. 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.
13. 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.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. 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).
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
18. Any property line wall shall conform to the requirements listed in Title 19.08.
19. 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

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from residential property or screened, and shall not create fugitive lighting on adjacent properties.

20. Prior to the submittal of a building permit, 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. 17. 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.
21. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. All landscaping installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
24. Site development to comply with all applicable conditions of approval for Z-3456 and all other subsequent site-related actions.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Barbara Jo Ronemus  
City Clerk



Margo Wheeler  
Director  
Planning and Development Department

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

Mr. Dave Clapsaddle  
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