

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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07101-001-07-05



059456

January 13, 2006

Mr. Don Caldwell
Union Pacific Railroad Company
150 North Santa Anita Avenue, Suite #300
Arcadia, California 91006

RE: SDR-10466 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Caldwell:

Your request for a Site Development Plan Review FOR A PROPOSED 12,100 SQUARE FOOT OFFICE BUILDING AND STORAGE YARD AND WAIVERS OF THE PARKING LOT, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.38 acres on the north side of Charleston Boulevard approximately 200 feet west of Commerce Street (APN 139-33-801-014), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on January 12, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. 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
2. All development shall be in conformance with the site plan and building elevations, date stamped 11/28/05, except as amended by conditions herein.
4. A Waiver from Title 19.12.060 is hereby approved, to allow reductions in the amount of trees and the width of planters along all property lines.
5. A Waiver from Title 19.12.040 is hereby approved, to allow 15 parking lot trees where 21 are required.
6. A Waiver from Title 19.08.045 D3 is hereby approved, to allow no foundation landscaping along the front portion of the building.
7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within minimum five foot wide planters to be provided along the north and south sides of the access drive. Trees shall be planted on the entire west property line subject to approval by the Planning and Development Department

8. The existing billboard located in the southwest portion of the property shall be removed prior to the time application is made for a building permit.
9. 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.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08.
15. 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.
16. 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.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

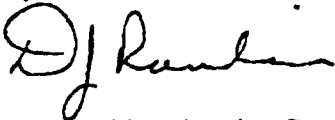
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan Standards concurrent with development of this site.

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19. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north or a boundary line adjustment joining the parcels comprising this site prior to the issuance of any permits.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on January 13, 2006.

Sincerely,



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

DJR:clc

cc: Mr. Rich Welch
HDR
8404 Indian Hills Drive
Omaha, Nebraska 68114