



056184

October 31, 2005

Mr. Ronald Gramm  
P.O. Box 5700068  
Las Vegas, Nevada 89157

RE: SDR-8343 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF OCTOBER 5, 2005  
RELATED TO ZON-8340

Dear Mr. Gramm:

The City Council at a regular meeting held October 5, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,658 SQUARE FOOT WHOLESALE PRINTING BUSINESS WITH WAIVERS OF PARKING LOT, PERIMETER AND FOUNDATION LANDSCAPING REQUIREMENTS AND THE PEDESTRIAN PLAZA STANDARD on 0.55 acres at 3909 West Vegas Drive (APN 139-30-501-002), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-8340) to a C-1 (Limited Commercial) 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 09/20/05, except as amended by conditions herein.
4. A Waiver of Title 19.12 Landscape and Buffer Standard from perimeter, parking lot, and foundation landscaping requirements is hereby approved. The northwest corner, west property line and north property line shall have additional landscaping with shrubs and trees to meet the number required by Code.
5. A Waiver of Title 19.08.045 Commercial Development Standards from the Pedestrian Open Space requirement of 250 square feet is hereby approved.

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18112-001-06-05  
CLV 7009



6. The site 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 a loading zone, which complies with Title 19.10 and a trash enclosure, which complies with 19.08 and to show a single, two-way driveway with no vehicular access in the front of the building.
7. 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.
8. 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.
9. 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.
10. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
13. 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. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. 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.
15. 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.
16. All City Code requirements and design standards of all City departments must be satisfied.

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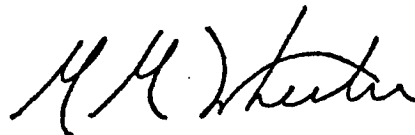
Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. All driveways shall be constructed to meet the intent of Standard Drawing #222A.
19. Site development to comply with all applicable conditions of approval for ZON-8340 and all other subsequent site-related actions.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Mr. Harold Foster  
3230 Polaris Avenue, Suite #23  
Las Vegas, Nevada 89102