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September 6, 2005

Mr. Tim Ayala  
Ms. Elvira Alvarez  
2036 Canosa Avenue  
Las Vegas, Nevada 89104

RE: SDR-6721 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF AUGUST 3, 2005  
RELATED TO ZON-6718

Dear Applicant:

The City Council at a regular meeting held August 3, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,600 SQUARE-FOOT PROFESSIONAL OFFICE CONVERSION AND WAIVERS OF PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS on 0.16 acres at 2036 Canosa Avenue (APN 162-02-713-114), 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 August 3, 2005. This approval is subject to:

Planning and Development

1. No vehicles shall be displayed for sale on the subject property.
2. Approval of a Rezoning application (ZON-6718) to a P-R (Professional Office and Parking) Zone by the City Council.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. Waivers shall be granted in the following requirements:
  - A Waiver in the required width of the landscape island (15 feet to 13 feet) between the building and Eastern Avenue.
  - A Waiver in the placement of the building from the front property line.
  - A Waiver in the foundation landscape standards where there is insufficient space to provide parking.
5. All development shall be in conformance with the building elevations date stamped 05/10/05 and the site plan date stamped 06/22/05, except as amended by conditions herein.

LAS VEGAS CITY COUNCIL

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CITY OF LAS VEGAS  
400 STEWART AVENUE  
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CLV 7009



6. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the conditions of approval required herein, and to work with staff on design improvements related to the Canosa elevation of the project.
7. The elevations shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the following changes/additions: the outline of the present building shall be retained and retrofitted with the features required for a commercial structure. The colors and materials for the building shall be indicated.
8. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required and be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City.)
10. All mechanical equipment, air conditioners and trash areas shall be fully screened from view from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet shall meet the standards of Title 19.12.050.
13. New or replacement property line walls shall be of a decorative block with at least 20 percent contrasting materials, and it shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.

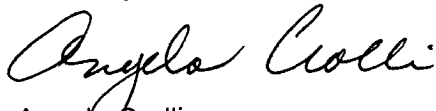
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15. All City code requirements and design standards of all City departments shall be satisfied, including 100% upgrade of the building to commercial B occupancy requirements.
16. No turf shall be placed in the common areas, such as medians and amenity zones in this development.

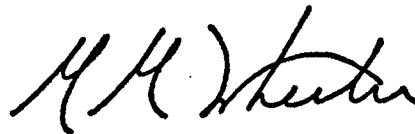
Public Works

17. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
18. Landscape and maintain all unimproved right-of-way, if any, on Canosa Avenue and Bonita Avenue adjacent to this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Canosa Avenue and Bonita Avenue public right-of-way adjacent to this site prior to occupancy of this site.
20. Site development to comply with all applicable conditions of approval for ZON-6718 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. Tim Ayala  
4600 Sunset Road  
Henderson, Nevada 89014

# CITY of LAS VEGAS

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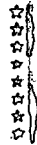
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