



054782



July 29, 2005

Mr. Bill Arent
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-7218 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Arent:

Your request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 12,600 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF PARKING AREA LANDSCAPING STANDARDS on 1.03 acres adjacent to the west side of Stella Lake Street, approximately 600 feet south of Lake Mead Boulevard (a portion of APN 139-21-313-001), C-PB (Planned Business Park) Zone, Ward 5 (Weekly), was considered by the Planning Commission on July 28, 2005.

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 07/26/05, except as amended by conditions herein.
3. A Waiver from required parking lot landscaping is hereby approved to allow zero parking lot landscape islands where one is required every six spaces.
4. 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.
5. 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.

LAS VEGAS CITY COUNCIL

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18112-001-06-05
CLV 7009

6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. 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.
10. Parking lot lighting standards shall be no more than 30 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. Construct all incomplete half-street improvements on Stella Lake Street adjacent to this site concurrent with development of this site. Remove all, if any, substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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17. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-136-94, the Las Vegas Enterprise Park (commercial subdivision) and all other subsequent site-related actions.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on *July 29, 2005*.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Ms. Janet Blueman
Foundation For An Independent Tomorrow
2069 East Sahara Avenue, Suite B
Las Vegas, Nevada 89104

Mr. Jeff Bourne
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