



054909

March 22, 2005

Mr. H.R. Eminger
KMW, LLC
3450 West Cheyenne Avenue, Suite #100
North Las Vegas, Nevada 89032

RE: SDR-5685 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 16, 2004
Related to SUP-5687

Dear Mr. Eminger:

The City Council at a regular meeting held February 16, 2005 APPROVED the request for a Site Development Plan Review FOR A 9,150 SQUARE-FOOT ANIMAL HOSPITAL WITHOUT OUTSIDE PENS AND WAIVERS OF THE LANDSCAPE BUFFER WIDTH AND BUILDING PLACEMENT STANDARDS on 0.91 acres approximately 200 feet north of the intersection of Buffalo Drive and Gowan Road (APN 138-10-201-026), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2004. This approval is subject to:

Planning and Development

1. There shall be no windows on the north and east facing walls of the kennel.
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 Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. All development shall be in conformance with the site plan and building elevations, date stamped November 30, 2004 except as amended by conditions herein.
5. A Waiver of the landscape buffer width on the west half of the south side of the building, from six feet to five feet is hereby granted.
6. A Waiver of the Building Placement Standard (19.08.045.C.4.c) is hereby granted, provided that the seven parking spaces depicted at the front of the property shall be replaced by landscaping.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-1-05

CLV 7009



7. 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 signage which conforms to Title 19.14 Sign Standards for the O (Office) Zone.
8. The trash enclosure shall be established subject to the approval of the Planning and Development staff to allow staff to work with the applicant and adjacent property owner.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. 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 no more than 15% of the total landscaped area as turf.
13. If the wall lighting does not meet minimum Code standards, bollard lighting shall be required. Wallpack 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.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.
 - (a) The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components.

Mr. H.R. Eminger
SDR-5685 – Page Three
March 22, 2005

(b) The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan.

(c) The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is then required to provide for said maintenance.

(d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.

17. No exterior pens or animal runs shall be allowed on the site.

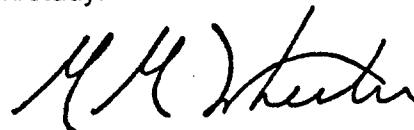
Public Works

18. Construct all incomplete half-street improvements on Buffalo Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
19. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
20. The proposed driveway accessing Buffalo Drive may not encroach into the existing bus storage lane and shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. 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.
22. A Drainage Plan and Technical Drainage Study Update 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 recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

Mr. H.R. Eminger
SDR-5685 – Page Four
March 22, 2005

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

Mr. Joe Garcia
SR Construction
3579 Red Rock Street
Las Vegas, Nevada 89103