



047266



June 3, 2004

Mr. and Mrs. Ronald Foglia  
8517 Soneto Lane  
Las Vegas, Nevada 89117

RE: SD-0062-00 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 2, 2004

Dear Applicant:

The City Council at a regular meeting held June 2, 2004 APPROVED the request for a ~~Site Development Plan Review and a Waiver of Landscaping Requirements FOR~~ A 2,580 SQUARE FOOT OFFICE BUILDING on 0.21 acres located on the north side of Transverse Drive, approximately 160 feet west of Jones Boulevard (APN: 163-01-101-008), R-E (Residence Estates) Zone under Resolution of Intent to O (Office). The Notice of Final Action was filed with the Las Vegas City Clerk on June 3, 2004. This approval is subject to:

Planning and Development

1. Submit for staff review a revised site plan indicating conformance to the approved Conditions for V-0005-00 which required the building be moved to the north to provide a minimum front yard setback of 8 feet-9 inches and a rear yard setback of 12 feet.
2. Submit for staff review a revised site plan indicating conformance to the site plan approved for V-0005-00 which required that the driveway adjacent to the west side of the building be reduced to 12 feet, and to provide a five foot wide landscape planter along the west property line with 24 inch box trees placed 30 feet on center.
3. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
4. All exterior lighting shall meet the standards of Title 19.08.060(C).
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

LAS VEGAS CITY COUNCIL

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Mr. and Mrs. Ronald Foglia  
SD-0062-00 – Page Two  
June 3, 2004

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner.

Public Works

7. Construct all incomplete half-street improvements on Transverse Drive adjacent to this site concurrent with development of this site.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

Sincerely,



Stacey Campbell  
Deputy City Clerk I for  
Barbara Jo Ronemus, City Clerk

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

Mr. David Turner  
Baughman & Turner  
1210 Hinson Street  
Las Vegas, Nevada 89102