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040912

January 8, 2004

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-3275 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 7, 2004

Dear Mr. Roark:

The City Council at a regular meeting held January 7, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED ANIMAL SHELTER AND VETERINARY COMPLEX on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road (APN: 139-25-801-002 and 003; 139-25-405-007), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 8, 2004. This approval is subject to:

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 Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. 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 trash enclosures with roofs.
4. One monument sign is permitted along the Harris Street frontage, with a minimum setback of five feet.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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6. The landscape 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 minimum eight-foot wide planter on the north side of Harris Street that contains 24-inch box trees planted a maximum of 20 feet on-center. Parking lot landscape islands shall be depicted in the lot on the north side of Harris Street. A minimum of four five-gallon shrubs shall be reflected for each 36-inch or 24-inch box tree within provided planters on both the north and south side of Harris Street. The plan shall also reflect 24-inch box trees of a type that will not interfere with the operation of solar power equipment, planted a minimum of 20 feet on center along the west property line.
7. 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.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. 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.
13. 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.
14. All City Code requirements and design standards of all City departments must be satisfied.

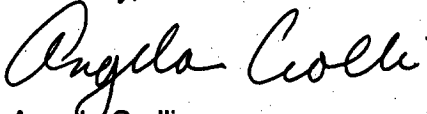
Public Works

15. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

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16. Construct half-street improvements on Harris Street adjacent to this site concurrent with development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
17. 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.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.
20. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

Sincerely,



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

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

Ms. Diane Orgill
The Animal Foundation
655 North Mojave Road
Las Vegas, Nevada 89103

Mr. Randy Spitzmesser
Tate Snyder Kimsey Architects
702 Valle Verde Court
Henderson, Nevada 89014