

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108  
Voice  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us



034688

February 18, 2003

**CORRECTED LETTER**

Mr. James Chrisman  
Barker, Brown, Busby, et al  
300 South Fourth Street, Suite #800  
Las Vegas, Nevada 89101

**RE: ABEYANCE - RENOTIFICATION - SDR-1415 - SITE  
DEVELOPMENT PLAN REVIEW**

Dear Mr. Chrisman:

Your request for a Site Development Plan Review and a Waiver of the requirement that 70% of the ground floor be retail uses and a Reduction of the perimeter landscaping planter from eight feet to five feet FOR A PROPOSED 10,000 SQUARE FOOT OFFICE BUILDING on 0.64 acres adjacent to the southwest corner of Fourth Street and Hoover Avenue (APN: 139-34-410-102, 103, 129 and 130), R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial), Ward 1 (M. McDonald), was considered by the Planning Commission on February 13, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. Waivers are granted to the Downtown Centennial Plan requirements requiring ground floor retail and an eight foot landscaped planter between the back of sidewalk and the parking areas. A waiver is also granted to the requirement to relocate existing above-ground utilities and power service lines adjacent to this site.
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 development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. 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.
5. On-site utilities and power service lines shall be located underground.

Mayor  
Oscar B. Goodman  
  
City Council  
Gary Reese  
Mayor Pro-Tem  
Michael J. McDonald  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack  
  
City Manager  
Douglas A. Selby



6. The five foot wide amenity zone along Third Street shall be designed as follows: Palm trees shall be 25 feet or greater in height with 30 foot spacing preferred and a maximum of 35 foot spacing. An eleven-foot wide sidewalk shall be placed directly behind the amenity zone. A five-foot wide landscape planter will be permitted behind the sidewalk.
7. The five foot wide amenity zone along Hoover Avenue shall be designed as follows: Deciduous shade trees shall be the primary landscape element (24 inch box trees spaced at 20 feet on-center). An eleven-foot wide sidewalk shall be placed directly behind the amenity zone. A five-foot wide landscape planter will be permitted behind the sidewalk.
8. Landscaping within the parking lot and along the property lines shall conform to that shown on the submitted landscape plan.
9. Wheel stops shall be provided in all parking stalls, two feet from the adjacent property line or landscape area.
10. 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.]
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. The covered parking structures will require building permit approval.
14. 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.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
16. Any proposed signage shall be reviewed and approved by Planning and Development Department staff, prior to the issuance of any sign permits.

17. 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.
18. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

19. Coordinate with the City Surveyor to determine if a Reversionary Map or Merger and Resubdivision Map to revert the underlying lot lines to acreage is necessary; if such map is required it shall record prior to the issuance of any building permits for this site.
20. Dedicate a 10 foot radius on the southeast corner of Third Street and Hoover Avenue and a 10 foot radius on the southwest corner of Fourth Street and Hoover Avenue prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents. If a Merger and Resubdivision Map to revert the underlying lot lines to acreage is necessary all dedications should be provided on Map.
21. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Downtown Centennial Standards concurrent with on-site development activities.
22. 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. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. 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 for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

Mr. Chrisman  
SDR-1415 - Page Four  
February 18, 2003

Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes 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, or 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.

24. Meet with a Representative in the Flood Control Section of the Department of Public Works and provide a Drainage Plan or other information acceptable to Flood Control prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended.
25. Landscape and maintain all unimproved right-of-way on Third Street, Fourth Street and Hoover Avenue adjacent to this site.
26. Submit an Encroachment Agreement for all private improvements located in the Third Street, Fourth Street and Hoover Avenue public right-of-way adjacent to this site prior to occupancy of this site.

This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on February 13, 2003.

Sincerely,



Gary M. Leobold, Senior Planner  
Planning and Development Department  
Current Planning Division

GML:clc

cc: Mr. Jim Van Campernelle  
4290 Cameron Street, Suite #2  
Las Vegas, Nevada 89103