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18112-001-06-05
CLV 7009



054867

July 21, 2005

Ms. Rosalie Chan
J & R Chan, LLC
1662 Magnolia Lane
San Leondro, California 94527

RE: SDR-6960 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Chan:

Your request for a Site Development Plan Review FOR A PROPOSED MEDICAL OFFICE BUILDING on 0.66 acres at 3125 West Charleston Boulevard (APN 162-05-112-006), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to:

Planning and Development

1. The lighting located on the carport and light pole along the southern property line, shall utilize glare shields to prevent light trespass onto the residential properties to the south.
2. The east elevation shall added rock veneer and arched windows to be consistent with the other building elevations.
3. A cross access agreement is required for the property to the west.
4. Refuse collection areas and dumpsters shall be enclosed by walls a minimum of eight feet in height, finished in the same manner as the main structures within the development and shall follow the same design theme and use similar materials to those used in the main structures. All such enclosures shall have solid metal gates, and shall have a roof.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied.

7. All development shall be in conformance with the site plan and building elevations, date stamped 05/31/05 except as amended by conditions herein.
8. 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 may result in legal action taken by the City of Las Vegas.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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 a maximum of 12.5% of the total landscaped area as turf.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
13. Parking lot lighting standards shall be no more than 30 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.
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.

Public Works

16. All landscaping and signage 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.

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17. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning and Development Department staff is final.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Rankin". The signature is fluid and cursive, with a large initial "D" and a stylized "R".

Doug Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DR:clb

cc: Ms. Rami Stout
Creative Design Architects
1635 Village Center Circle Drive, Suite #150
Las Vegas, Nevada 89134