

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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061198

April 18, 2006

Mr. Jack Staley
LVVWD
1001 South Valley View Boulevard
Las Vegas, Nevada 89107

RE: SDR-12131 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Staley:

Your request for an Administrative Site Development Plan Review FOR A PROPOSED TEMPORARY PARKING LOT CONSISTING OF 864 SPACES on a portion of 77.08 acres at 1001 South Valley View Boulevard (APNs 139-31-702-002 and 139-31-801-006), C-V (Civic) 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. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal construction on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 03/01/06, except as amended by conditions herein.
3. Minimum 24-inch box trees shall be installed at 30 feet on-center in a 15-foot buffer area immediately adjacent to the Valley View Boulevard and Alta Drive rights-of-way. No parking lot interior landscaping shall be required.
4. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
5. A technical landscape plan, signed and sealed by a registered architect, landscape architect, residential designer or civil engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Mr. Jack Staley
SDR-12131 - Page Two
April 18, 2006

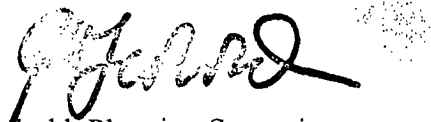
6. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards, if utilized, shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. All lighting shall be directed away from residential properties or screened, and shall not create fugitive light on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
11. Site development to comply with all applicable conditions of approval for Z-0026-92 and all other subsequent site-related actions.

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

Sincerely,



Gary Leebold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Justin Lam
Welles Pugsley Architects
2480 East Tompkins Road, Suite #222
Las Vegas, Nevada 89121