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December 8, 2008

Mr. Robert Lawson
1212 Casino Center Boulevard
Las Vegas, Nevada 89104

RE: SDR-29426 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2008
RELATED TO VAR-29428 AND VAR-29430

Dear Mr. Lawson:

The City Council at a regular meeting held November 5, 2008 APPROVED the request for a Site Development Plan Review FOR A proposed 3,132 SQUARE-FOOT TWO-STORY PROFESSIONAL OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A SIX-FOOT BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 1148 South Maryland Parkway (APN 162-03-514-021), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking). The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2008. This approval is subject to:

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15411) and Variances (VAR-29428 and VAR-29430) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date-stamped 09/04/08 and the landscape plan and building elevations date stamped 08/12/08, except as amended by conditions herein.
4. Waivers from Title 19.12.030 have been approved to allow landscape buffers of zero feet on the east property line where 15 feet is required, six feet on the south where 15 feet is required, and zero feet on the west property line where five feet is required.

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. The technical landscape plan shall include the following changes from the conceptual landscape plan: one additional 24-inch box tree shall be provided to meet the parking lot tree requirements.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. A perimeter wall at least six feet in height and meeting all requirements of Title 19.12.075 shall be provided where the subject site is adjacent to residentially zoned property.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. The driveway shall be constructed per Standard Drawing #224.
16. All landscaping and private improvements 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.
17. Landscape and maintain all unimproved rights-of-way on Jessica Avenue and Maryland Parkway adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping, if any, located in the Jessica Avenue and Maryland Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
19. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Angela Crolli
Senior Deputy City Clerk for
Vicky Darling, Acting City Clerk

cc: Mr. Stephen Quinn
Precision Construction
1821 Western Avenue
Las Vegas, Nevada 89102

Mr. James Kemp
APTUS Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104