



February 27, 2009

Mr. Murray Dominguez
Local Union 525
750 Leigon Way
Las Vegas, Nevada 89110

RE: SDR-33023 - SITE DEVELOPMENT PLAN REVIEW

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

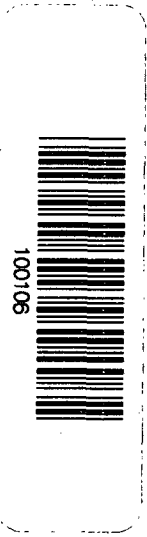
Dear Mr. Dominguez:

Your request for a Site Development Plan Review FOR A PROPOSED 16,000 SQUARE-FOOT ADDITION TO AN EXISTING 35,286 SQUARE-FOOT BUILDING AND FOR A PROPOSED 22,000 SQUARE-FOOT BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 4.41 acres at 750 Leigon Way (APN 140-30-803-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on February 26, 2009.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-0113-00), Variance (VAR-33025) and Site Development Plan Reviews (SDR-1171 and SDR-2338) 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, landscape plan, and building elevations, date stamped 01/13/09, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot landscape buffer along the east perimeter where eight feet is required.
5. An Exception from Title 19.10 is hereby approved, to allow two parking lot trees and islands where six are required.
6. The existing perimeter chain link fence shall be removed prior to a final inspection. If replaced, the wall shall meet all minimum requirements of Title 19.12.075.



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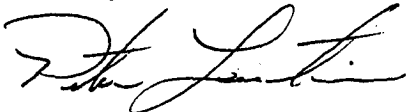
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently 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: shrubs are required at a ratio of four, five-gallon shrubs for every required tree, resulting in a requirement of 76 five-gallon shrubs in the perimeter and parking lot landscape planters.
8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Solar panels shall not project more than 40 inches above the roof plane of the building, per Title 19.04.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
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, except as modified herein.

Public Works

15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This item will be considered by the City Council on ***April 1, 2009***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Ms. Caron Richardson
TRP, Inc.
815 Pilot Road, Suite E
Las Vegas, Nevada 89119