



April 8, 2009

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Thomas White
Laborers Local 872
4201 East Bonanza Road
Las Vegas, Nevada 89110

RE: SDR-32807 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 18, 2009
RELATED TO ZON-32809

Dear Mr. White:

The City Council at a regular meeting held March 18, 2009 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 7,625 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 16,030 SQUARE-FOOT BUILDING AND EXPANSION OF TRAINING YARD FACILITIES FOR A TRADE SCHOOL WITH A WAIVER TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS ALONG PORTIONS OF THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 9.29 acres at 4201 East Bonanza Road (APN 140-31-501-003), C-1 (Limited Commercial) and R-1 (Single Family Residential) Zone [Proposed: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 19, 2009. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Rezoning (Z-0070-78), Plot Plan and Building Elevation Review [Z-0070-78(1)] and Site Development Plan Review [Z-0070-78(4)], except as amended herein, 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 12/30/08, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer along portions of the east and west perimeters, adjacent to commercially zoned properties.

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400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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5. The applicant shall obtain the necessary building permits and final inspections for all permanent structures located on the site; any “temporary” structure not receiving a final inspection shall be removed within 60 days of issuance of a Certificate of Occupancy for the union hall addition.
6. A trash enclosure meeting all minimum requirements of Title 19.08, including distance separation for Residential Adjacency, shall be provided on-site. A revised site plan shall be provided for approval of the location by the Planning and Development Department at the time of permitting.
7. A solid wall, at least six feet in height and complying with all requirements of Title 19.12.075, shall be provided along the perimeter of the subject site, adjacent to residentially zoned property.
8. 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: 24-inch box size trees spaced at 20 feet on-center within the existing landscape buffer area along the north perimeter and 30 feet on-center within an eight-foot wide buffer area along the south perimeter, with four, 5-gallon shrubs for every required tree. An eight-foot landscape buffer, to include 24-inch box size trees spaced at 20 feet on-center, with four, 5-gallon shrubs for every required tree, shall be provided along the east and west perimeters adjacent to residentially zoned properties.
9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

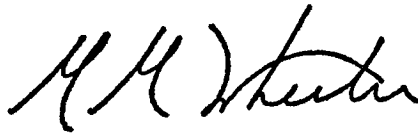
Public Works

16. 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.
17. Deleted at City Council.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Mark Edgel
Laborers Local 872 Training Trust
4201 East Bonanza Road
Las Vegas, Nevada 89110

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