



June 26, 2009

Ms. Angelica Amezcua  
Mexican Consulate of Las Vegas  
330 South Fourth Street  
Las Vegas, Nevada 89101

**RE: SDR-34462 - SITE DEVELOPMENT PLAN REVIEW**

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

Dear Ms. Amezcua:

Your request for a Site Development Plan Review FOR A PROPOSED 3,206 SQUARE-FOOT ADDITION TO AN EXISTING 9,979 SQUARE-FOOT BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN SETBACK REQUIREMENTS on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-410-204 and 205), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on June 25, 2009.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0072-86) 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 05/11/09, and landscape plan date stamped 05/28/09, except as amended by conditions herein.
4. A Waiver from the Las Vegas Downtown Centennial Plan Setback Standards is hereby approved, to allow approximately 50% of the first story façade to align along the front property line where 70% 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.

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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. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

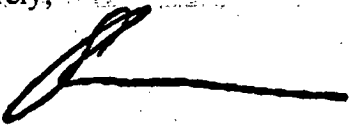
13. Coordinate with the City Surveyor to determine whether a Reversionary Map is necessary; comply with the recommendations of the City Surveyor.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site. All existing pavement damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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15. The proposed gated entries shall remain fully open during normal business hours; the installation of swing gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
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.
17. Landscape and maintain all unimproved right-of-way on Hoover Avenue and 6<sup>th</sup> Street adjacent to this site. 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.
18. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Hoover Avenue and 6<sup>th</sup> Street public right-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 drainage ways as recommended.

This action by the Planning Commission on **June 25, 2009** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **June 26, 2009**.

Sincerely,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Jeff Wagner  
RAFI  
155 South Water Street, Suite #220  
Henderson, Nevada 89015