



June 19, 2009

Mr. Kenny & Mrs. Anne Wong  
1413 South Eastern Avenue  
Las Vegas, Nevada 89104

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

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RICKI Y. BARLOW

STAVROS S. ANTHONY

RE: SDR-29281 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 17, 2009  
RELATED TO ZON-29221

Dear Applicants:

The City Council at a regular meeting held June 17, 2009 APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,038 SQUARE-FOOT RESIDENCE INTO AN OFFICE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF ONE-FOOT ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; ZERO FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED; ONE-FOOT ALONG THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.10 acres at 1413 South Eastern Avenue (APN 162-01-210-039). The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2009. This approval is 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 building 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 and landscape plan, date stamped 03/17/09, and building elevations, date stamped 07/29/08, except as amended by conditions herein.
3. A Waiver from Title 19.12.040 Perimeter Landscape Buffering is hereby approved, to allow buffers of one-foot along the west perimeter where 15 feet is required; zero feet along the east perimeter where eight feet is required; one foot along the north perimeter where five feet is required; and zero feet along the south perimeter where five feet is required.
4. Exceptions from Title 19.10.010 and 19.12.040 are hereby approved, to allow zero trees in perimeter landscape buffers along the north and west perimeters where the buffer width is approximately one-foot.

ELIZABETH N. FRETWELL  
CITY MANAGER



CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a parking area meeting the minimum dimensional requirements of Title 19.10, including drive aisles of at least 24' width, standard parking spaces of nine feet by 18 feet, and a van accessible handicap parking space of 22 feet by 18 feet. Landscape areas shall be clearly and accurately denoted on the plan.
6. The existing block wall along the east perimeter, adjacent to residential property, shall be raised or replaced to provide a minimum six-foot high wall meeting all Title 19.12.075 requirements.
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: 24-inch box size trees and four, 5-gallon shrubs for each required tree in existing planter areas as follows: in the southeast corner planter, one tree and four shrubs; in the northeast planter, three trees and 12 shrubs; and in the northwest planter area, two trees and eight shrubs shall be required.
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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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12. 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.
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 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.
16. Provide a copy of a perpetual irrevocable recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

Sincerely,



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

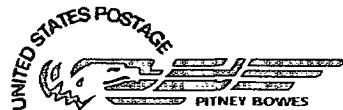
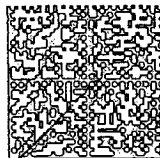
cc: Mr. Kenny & Mrs. Anne Wong  
6070 Daisy Run Court  
Las Vegas, Nevada 89120

Mr. Rolando Ladislao  
3490 Driving Range  
Las Vegas, Nevada 89122

# CITY of LAS VEGAS

OFFICE OF THE CITY CLERK  
CITY HALL  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101-2986

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Mr. Kenny & Mrs. Anne Wong  
1413 South Eastern Avenue  
Las Vegas, Nevada 89104

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