

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

August 14, 2009

Ms. Robin Yoakum  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101

**RE: SDR-35202 - SITE DEVELOPMENT PLAN REVIEW**

Dear Ms. Yoakum:

Your request for a Site Development Plan Review FOR AN EXISTING 67-SPACE PARKING LOT AND A PROPOSED 96-SPACE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF ZERO FEET ALONG THE WEST PERIMETER AND A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET AND EIGHT FEET, RESPECTIVELY, ARE REQUIRED on a portion of 6.59 acres at 1510 North Decatur Boulevard (APN 139-30-101-001), C-V (Civic) Zone, Ward 5 (Barlow), was considered by the Planning Commission on August 13, 2009.

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

**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, landscape plan, and building elevations, date stamped 07/14/09, except as amended by conditions herein.
3. A Waiver from Title 19.10.010 is hereby approved, to allow landscape buffers of zero feet along the west perimeter and a portion of the south perimeter where 15 feet and eight feet, respectively, are required.
4. An Exception from Title 19.10.010 is hereby approved, to allow six parking lot landscape islands and six trees where 24 parking lot landscape islands and 24 trees are required. Four, five-gallon shrubs shall be required for each required tree.
5. Barbed wire shall be removed from the existing chain link fence prior to final inspection.

Mayor  
Oscar B. Goodman  
City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



07101-001-06-09



6. 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.
7. 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.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. All private improvements and landscaping 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.
12. Submit a grading plan covering the entire parking area contiguous to the south property line of this site to the Department of Public Works prior to issuance of a grading permit for this site.

Ms. Yoakum  
SDR-35202 – Page Three  
August 14, 2009

This item will be considered by the City Council on ***September 16, 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,



Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:nl

cc: Mr. Harlow Smoot  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101