

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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October 1, 2009

CORRECTED LETTER

Mr. Gareth Spicer
708 South Jones Boulevard
Las Vegas, Nevada 89015

RE: SDR-35518 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Spicer:

Your request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,688 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TEN-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Offices and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on September 25, 2009.

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

Planning and Development

1. The building elevation and free-standing sign shall be painted earth-tone, subject to approval of Planning and Development staff.
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 floor plan date stamped 08/07/09 and the site plan and landscape plan date stamped 08/28/09, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a ten-foot wide landscape buffer along the west property line where fifteen feet is required and to allow a zero-foot wide landscape buffer along a portion of the north property line where five feet is required.
5. An Exception from Title 19.12.040 is hereby approved, to allow a stone walking path within the north and south perimeter landscape buffers where trees, shrubs, and groundcover is required.
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.

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



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

Public Works

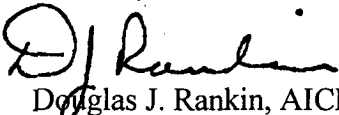
14. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Mr. Gareth Spicer
SDR-35518 - Page Three - ***CORRECTED LETTER***
October 1, 2009

16. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate parking on Jones Boulevard adjacent to this site prior to the issuance of any permits.
17. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site. Alternatively, hard surface all unimproved right-of-way on Jones Boulevard if allowed by the Planning and Development Department and/or required by the Nevada Department of Transportation prior to the issuance of a business license. Maintain all such improvements in perpetuity. 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. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site.
19. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

This action by the Planning Commission on **September 24, 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 **September 25, 2009**.

Sincerely,


Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:clb

cc: Ms. Kristine Czach
GGW Architects
7625 Dean Martin Drive
Las Vegas, Nevada 89139