

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 6, 2009

Mr. Robert Smith  
Smith Family Trust  
37675 Calle de Lobo  
Murrieta, California 92562

## **RE: SDR-36134 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Robert Smith:

Your request for a Minor Site Development Plan Review FOR A PROPOSED 1,868 SQUARE-FOOT ADDITION TO AN EXISTING 51,485 SQUARE-FOOT BUILDING on 4.30 acres at 1511 North 'A' Street (APN 139-27-501-010) Ward 5 (Barlow), will be considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** 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 subject addition 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, building elevations and floor plan date stamped 09/22/09, except as amended by condition herein.
3. 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.
4. 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.

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



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

**Public Works**

9. Dedicate appropriate right-of-way on Owens Avenue adjacent to this site for the portion of this parcel that that is occupied by a public roadway or provide proof acceptable to the City Engineer that such right-of-way cannot be dedicated prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate dedication documentation.
10. All existing gated access drives shall either remain fully open during normal business hours or be reconstructed and setback a sufficient distance (18 feet minimum) to allow vehicles to pull completely out of the public right-of-way to gain entry.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. 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.

Mr. Robert Smith  
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This action by the Planning and Development Department staff is final.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke  
Planning Supervisor  
Case Planning Division

SG:nl

cc: Mr. Doug Purvis  
Purvis Architects  
2545 Quail Wood Court  
Henderson, Nevada 89074