

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 6, 2009

Ms. Marlene Richter
The Shade Tree Shelter
One West Owens Avenue
Las Vegas, Nevada 89106

RE: RENOTIFICATION - SDR-35910 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Marlene Richter:

Your request for a Major Amendment of a previously approved Site Development Plan Review [Z-0102-97(1)] FOR THE PROPOSED ADDITION OF TWO 24-FOOT X 60-FOOT TEMPORARY MODULAR STRUCTURES TO AN EXISTING RESCUE MISSION OR SHELTER FOR THE HOMELESS WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST AND SOUTH PERIMETERS WHERE EIGHT FEET IS THE MINIMUM REQUIRED on a portion of a 1.69 acre site at 1 West Owens Avenue (APN 139-27-502-019), Ward 5 (Barlow), was considered by the Planning Commission on November 5, 2009.

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

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0102-97(1)] shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the subject structures 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 09/08/09, except as amended by conditions herein.
4. An Administrative Review shall be completed within two years, if approved.
5. Decomposed granite shall be placed around both temporary buildings at a depth of two-inches to properly mitigate any fugitive dust.

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



6. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a zero-foot Landscape Buffer along the north perimeter where 15 feet is the minimum required and a zero-foot landscape buffer along the west and south perimeters where eight feet is the minimum required.
7. An Exception from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow zero trees where 20 are the minimum required along the north, south and west landscape buffers.
8. 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.
9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. 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.

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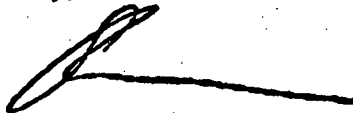
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. 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.
18. Site development to comply with all applicable conditions of approval for Z-102-97 and all other site-related actions.

This item will be considered by the City Council on **December 2, 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