

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

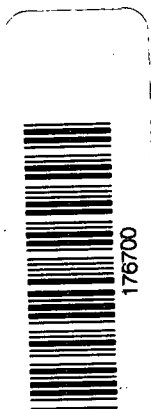
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December 4, 2009

Mr. Matthew Brady
Rancho Point LLC & 3920 Rowland LLC
731 Mall Ring Circle #100
Henderson, Nevada 89014

RE: SDR-36432 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Matthew Brady:

Your request for a Site Development Plan Review FOR A PROPOSED 32,700 SQUARE-FOOT CLINIC WITH WAIVERS OF BUILDING PLACEMENT STANDARDS AND PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A BUFFER WIDTH OF SIX-FEET ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG ARTERIAL STREETS (ALEXANDER ROAD AND RANCHO DRIVE) WHERE FIVE FEET IS REQUIRED on 8.57 acres at 3900 Rowland Avenue (APN 138-12-102-001, 002 and 138-12-110-011), C-1 (Limited Commercial) zone, Ward 6 (Ross), was considered by the Planning Commission on December 3, 2009.

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

Planning and Development

1. The applicant shall hold a neighborhood meeting prior to the 01/06/10 City Council meeting.
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 site plan, date stamped 10/20/09 depicting a maximum floor area of 34,263 square feet, and the landscape plan, floor plan and building elevations, date stamped 10/20/09, except as amended by conditions herein.
4. 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 for van accessible handicap spaces.
5. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to issuance of a building permit.

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 19.08.050(D)(e) is hereby approved, to allow building placement that is not oriented to the corner and street fronts.
7. A Waiver from Title 19.12.040 is hereby approved, to allow zero-foot landscape buffers separating the sidewalk from the back of street curb along Rancho Drive and Alexander Road where a five-foot landscape buffer is the minimum required.
8. An Exception from Title 19.12.040 is hereby approved to allow four parking lot landscape islands where seven islands are required.
9. 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.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.

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

Public Works

17. Coordinate with the Building and Safety Department to determine if existing lot lines are in conflict with the new proposed structure. If it is determined that a mapping or other lot consolidation is required, coordinate with the City Surveyor to determine the most appropriate lot consolidation method. If no mapping is required, then record a Joint Access Agreement between all the parcels comprising this Site Plan.
18. Grant a Traffic Signal Chord Easement at the southeasterly corner of the intersection of Rancho Drive and Alexander Road prior to the issuance of any building permits for this site.
19. Construct all incomplete half-street improvements on Rancho Drive and Alexander Road adjacent to this site concurrent with development of this site
20. Landscape and maintain all unimproved rights-of-way on Rancho Drive and Alexander Road adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Alexander Road public right-of-way adjacent to this site prior to occupancy of this site.
22. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
23. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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24. The proposed gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.
25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
26. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on **January 6, 2010**, 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

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SG:nl

cc: Mr. William Huntress
Acquest Vegas LLC
80 Curtwright Drive, Ste. 5
Williamsville, New York 14221

Mr. Kenneth Welden, P.E.
Martin & Martin Civil Engineers
1909 South Jones Boulevard
Las Vegas, Nevada 89146