

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 29, 2010

Mr. Justo Sataray  
220 North Lamb Boulevard  
Las Vegas, Nevada 89110

**RE: ABEYANCE - SDR-36345 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Sataray:

Your request for a Site Development Plan Review FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 and 220 North Lamb Boulevard (APNs 140-32-310-002 and 003), R-1 (Single Family Residential) [PROPOSED: P-R (Professional Office and Parking) Zone] and P-R (Professional Office and Parking) Zones, Ward 3 (Reese), was considered by the Planning Commission on January 28, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request.

### Planning and Development

1. All signage shall be in compliance with Title 19.14 requirements and all required building permits shall be obtained prior to installation.
2. Approval of Rezoning (ZON-36347) shall be required.
3. Conformance to the conditions for Rezoning (ZON-3678).
4. Site Development Plan Review SDR-12619 shall be expunged.
5. 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.

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. All development shall be in conformance with the site plan, landscape plan, building elevations and color board date stamped 01/04/10, except as amended by conditions herein..
7. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to issuance of a building permit.
8. A Waiver from Title 19.12.040(A) is hereby approved, to allow a zero-foot landscape buffer along a portion of the north perimeter where six feet is required; a zero-foot landscape buffer along portions of the south and east perimeter where eight feet is required; and a six-foot landscape buffer along a portion of the west perimeter where 15 feet is required.
9. A Waiver from Title 19.12.040(F) is hereby approved, to allow a zero-foot landscape buffer between the back of curb and the sidewalk along Lamb Boulevard where a minimum five-foot landscape buffer is required.
10. An Exception from Title 19.12.040(B) is hereby approved, to allow four trees within perimeter landscape buffers where 15 trees are the minimum required.
11. An Exception from Title 19.10.010(J)(11) is hereby approved, to allow zero trees and zero landscape islands within the parking area where two trees are required.
12. 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.
13. 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.
14. 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).

15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

19. 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 the two parcels comprising this Site Plan.
20. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
21. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan" style driveways may remain.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Lamb/Pecos Bus Turnout project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
23. 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.

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24. 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 item will be considered by the City Council on March 3, 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

SG:clb

cc: Mr. David Rodriguez  
2545 Torrey Pines Drive  
Las Vegas, Nevada 89146