

PLANNING & DEVELOPMENT

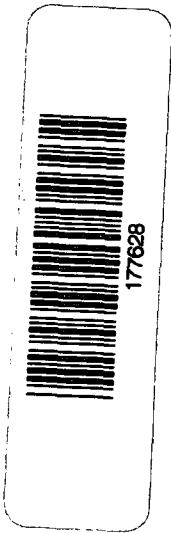


DEVELOPMENT SERVICES CENTER

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April 23, 2010

Ms. Jordie Primack
C&C Asset Management, LLC
1000 North Green Valley Parkway, Suites #440-355
Henderson, Nevada 89074

**RE: SDR-37606 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-37607
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Ms. Primack:

Your request for a Site Development Plan Review FOR A PROPOSED ONE-STORY, 17-FOOT, 12,000 SQUARE-FOOT CLINIC on 1.36 acres on the east side of Martin L. King Boulevard, approximately 60 feet north of Madison Avenue (APNs 139-28-601-001 through 003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow), was considered by the Planning Commission on April 22, 2010.

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

Planning and Development

1. The hours of operation shall be from 7:00 a.m. to 10:00 p.m., Monday-Sunday.
2. Approval of Rezoning (ZON-37607) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/26/10, except as amended by conditions herein.
5. An Exception from Title 19.12.040 is hereby approved to allow thirty-nine landscape buffer trees where forty-five trees are required.
6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

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. 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 the issuance of any building permits.
8. 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 the changes herein. Provide elevations of all new perimeter walls, indicating the height from a minimum of six feet to a maximum of eight feet. Perimeter walls, end walls, and return area walls shall be decorative. Acceptable decorative wall materials include, without limitation, stone decorative block, slump, stone and wrought iron, and shall have a minimum of twenty percent contrasting material.
9. These Conditions of Approval shall be affixed to the cover sheet of the plan set submitted for building permit.
10. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: one additional parking lot island and tree along the south perimeter plus another tree at the end of the parking spaces at the southwest corner of the lot; all perimeter and parking lot trees shall be depicted as a minimum twenty-four inch box size; for every required perimeter and parking lot tree, four five-gallon shrubs are shall be required.
11. 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.
12. 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).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

15. 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.
16. 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.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
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 all the parcels comprising this Site Plan.
20. Construct all incomplete half-street improvements on Martin L. King Boulevard and N Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
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.
22. Grant a Pedestrian Access Easement for the proposed sidewalk located outside of the public right-of-way prior to the issuance of any permits for this site.
23. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Martin L. King Boulevard widening project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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24. Landscape and maintain all unimproved right-of-way on Martin L. King Boulevard adjacent to this site.
25. Submit an Encroachment Agreement for all landscaping and private improvements in the Martin L. King Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
26. 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.
27. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor 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 May 19, 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. Mario Moya
Volunteers in Medicine of Southern Nevada
4770 Harrison Drive, Suite #105
Las Vegas, Nevada 89121

Ms. Jacquelyn Rinaldi
Millennium Commercial Properties
3900 South Hualapai Way, Suite #200
Las Vegas, Nevada 89147