



DEVELOPMENT SERVICES CENTER

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October 22, 2010

Mr. Terry Bratton
Clark County Legal Services Program
800 South Eighth Street
Las Vegas, Nevada 89101

**RE: SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Mr. Bratton:

Your request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on October 21, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-39099) and Variance (VAR-39100) shall be required, if approved.
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 and landscape plan date stamped 9/24/10, building elevations date stamped 9/24/10 and floor plans date stamped 9/24/10, except as amended by conditions herein.

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



4. Waivers of Title 19.12 perimeter Landscape and Buffer Standards to allow a zero-foot buffer along the north property line where eight feet is required, a zero-foot buffer along the west property line where eight feet is required, a zero-foot buffer along the east property line where 15 feet is required, and a 10-foot buffer along the south property line where 15 feet is required, is hereby approved.
5. An Exception of Title 19.12 perimeter Landscape and Buffer Standards to allow zero 5-gallon shrubs per tree where four 5-gallon shrubs per tree are required is hereby approved.
6. 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.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. 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.

12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

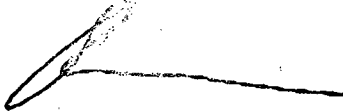
Public Works

15. Dedicate a 10-foot radius on the northwest corner of East Charleston Boulevard and 8th Street prior to the issuance of any permits.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Landscape and maintain all unimproved right-of-way adjacent to this site. All private improvements and landscaping 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.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
19. Submit an Encroachment Agreement for all landscaping and private improvements in the Eight Street public right-of-way adjacent to this site prior to occupancy of this site.
20. 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 drainage ways as recommended.

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This action by the Planning Commission on **October 21, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 1, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Russell Rowe
The Capitol Company
10100 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135