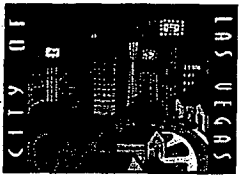


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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October 22, 2010

Dr. Sharon Roth
101 South Rainbow Boulevard, Suite #22
Las Vegas, Nevada 89145

**RE: TABLED - SDR-36959 SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC 36960
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Dr. Roth:

Your request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,380 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE WEST PERIMETER AND ZERO-FOOT BUFFERS ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED on 0.19 acres at 708 North Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Review of Condition (ROC-36960) shall be required, if approved.
2. Conformance to the Conditions of Approval for Rezoning (ZON-3474), except as amended herein.
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 08/24/10, 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



5. A Waiver from Title 19.12.040(A) is hereby approved, to allow landscape buffer widths of six feet along the west perimeter where 15 feet is required and zero feet along portions of the north and south perimeters where five feet is required.
6. An Exception from Title 19.12.040(B) is hereby approved, to allow eight perimeter trees where 15 trees are required.
7. An Exception from Title 19.10.010(J) is hereby approved, to allow three parking lot trees where four trees are required.
8. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/24/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
9. 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.
10. Prior to the time application is made for a building permit, a revised site plan shall be submitted to and approved by the Planning and Development Department indicating a perimeter wall along the south property line in conformance to Title 19.12 standards.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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).

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

Public Works

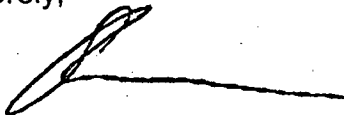
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
19. If on-street parking is not already prohibited adjacent to this site, submit a written request to the City Traffic Engineer to eliminate on-street parking on Jones Boulevard adjacent to this site.
20. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site prior to the issuance of any permits. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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22. 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 **November 17, 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Larry Monkarsh
LM Construction Company, LLC
6165 South Sandhill Road
Las Vegas, Nevada 89118