



January 16, 2013

Mr. Alain Coppel
Scenic Vistas LLC
2905 West Charleston Boulevard
Las Vegas, Nevada 89102

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: SDR-47775 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JANUARY 2013**

Dear Mr. Velotta:

Your request for a Minor Site Development Plan Review FOR A 1,295 SQUARE-FOOT ADDITION TO AN EXISTING 13,170 SQUARE-FOOT MEDICAL OFFICE on 1.24 acres at 2809 and 2905 West Charleston Boulevard (APNs 162-050-510-004 and 162-050-510-005), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/13/12, except as amended by conditions herein.
3. 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 Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. The applicant shall coordinate with the City Surveyor and other 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

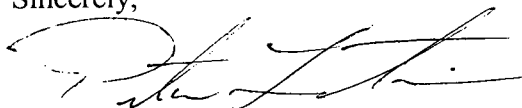


Public Works

7. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
8. Landscape and maintain all unimproved rights-of-way adjacent to this site. 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.
9. The west driveway shall be ingress only and the east driveway shall be egress only and these movements shall perpetually be guaranteed. Driveways shall meet the intent of Standard Drawing #222A unless otherwise approved by the City Traffic Engineer. Appropriate on-site ingress/egress signage shall be installed to guide motorist to correctly use the driveways.
10. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for any new driveways or other private improvements, if any, in the West Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
11. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Charleston ITS Communications Infrastructure project Phase 1B and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on January 16, 2013 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Bert Craig
Cross Construction
104 Laurel Street
Las Vegas, Nevada 89104