



February 27, 2014

LAS VEGAS
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Mr. Justin Stovall
Leslie Mark and Sarah S Stovall
2301 Palomino Lane
Las Vegas, Nevada 89107

RE: SDR-50115 (PRJ-49932) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 19, 2014

Dear Mr. Stovall:

The City Council at a regular meeting held February 19, 2014, APPROVED the request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on 0.50 acres at 2301 Palomino Lane (APN 139-32-802-008), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2014. This approval is subject to:

Added Conditions

- A. The property shall be brought into full compliance with all outstanding Code Enforcement notices and orders, and all applicable land use and construction code requirements.**
- B. The applicant shall submit building permit applications for the proposed construction within 30 days of the approval of this Site Development Plan Review application.**

Planning

1. An eight (8) foot tall wall/fence shall be constructed along the western property line in conformance with Title 19 development standards.
2. An administrative required review shall be conducted one year from the date of completion.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/13, except as amended by conditions herein.

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5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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. Installed landscaping shall not impede visibility of any traffic control device.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with code requirements of Title 13.56, remove all substandard improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Current City Standards concurrent with the development of this site. The existing driveway on Palomino Lane shall be removed and replaced with new curb, gutter, and sidewalk meeting City Standards concurrent with the development of this site.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
12. Landscape and maintain all unimproved rights-of-way, if any, 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.
13. The proposed gates shall remain open during normal business hours. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. It is the responsibility of the property owner to determine the exact location of the public right-of-way and to install the gates appropriately. Any unauthorized installation in the public right-of-way may be subject to provisions of Title 13.32.080.

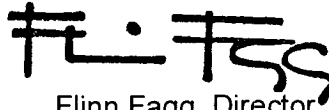
Mr. Justin Stovall
SDR-50115 – Page Three
February 27, 2014

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.
16. Site development to comply with all applicable conditions of approval for Z-77-00(1) and all other site-related actions.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg, Director
Planning

cc: Ms. Carly Mossman
Gensler
3883 Howard Hughes Parkway
Las Vegas, Nevada 89169