



November 24, 2014

LAS VEGAS
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CITY MANAGER

Pets RX Nevada Inc.
12401 West Olympic Blvd.
Los Angeles, California 90064

RE: SDR-55761 [PRJ-55629] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO ZON-55758 AND VAR-55760
CITY COUNCIL MEETING OF NOVEMBER 19, 2014

Dear Applicant:

The City Council at a regular meeting held November 19, 2014 APPROVED the request for a request for a Site Development Plan Review FOR A PROPOSED 5,459 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) WITH A WAIVER TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE TEN FEET IS REQUIRED on 0.32 acres located at 1117 North Decatur Boulevard (APNs 138-25-613-043, 044 and 045), P-R (Professional Office and Parking) and C-1 (Limited Commercial) Zones [Proposed C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-55758) and Variance (VAR-55760) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the landscape plan and construction phasing plan, date stamped 09/09/14, and site plan, floor plans, and building elevations, date stamped 09/15/14, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a six-foot wide landscape buffer along a portion of the west property lines where a 10-foot wide buffer is required.
5. An Exception from Title 19.08.110(12)(b) is hereby approved, to allow six parking lot landscape island trees where seven trees are required.

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6. An Exception from Title 19.08.110(12)(a) is hereby approved, to allow one of the seven parking lot island to be two-foot where five feet is required.
7. All operations and activities shall be in accordance with LVMC Title 7.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. In accordance with code requirements of Title 13.56, remove all substandard public street improvements and unused driveway cuts, including all sidewalk ramps adjacent to this site, and replace with new improvements meeting current City Standards 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.
15. The proposed new driveways accessing this site from Yale Street and Decatur Boulevard are hereby approved as Deviations of Standards for throat depth, but must comply with Standard Drawing #235. Any further deviations, if any, to width or ingress/egress radii will require separate approval from the City Engineer.

16. Landscape and maintain all unimproved right-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.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. 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 or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,

A handwritten signature in cursive script that reads "Jacquie Miller".

Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Charles Nicholls
12401 West Olympic Blvd.
Los Angeles, California

Mr. Doug Heller
924 Park Avenue SW, Ste. B
Albuquerque, New Mexico 87102