



December 21, 2011

CORRECTED LETTER

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Caleb Brooks
Chelo, LLC
2700 Ashby Avenue
Las Vegas, Nevada 89102

**RE: SDR-43290 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF NOVEMBER 8, 2011**

Dear Applicant:

Your request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 13-FOOT TALL, 1,007 SQUARE-FOOT SINGLE-STORY RESIDENCE TO AN OFFICE WITH A WAIVER TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.40 acres at 3607 and 3615 West Charleston Boulevard (APN 162-05-110-014 and 015), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on November 8, 2011.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0062-96) 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 site plan and landscape plan, date stamped 10/13/11; and the building elevations and floor plans, date stamped 09/20/11, except as amended by conditions herein.
4. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate APNs 162-05-110-014 and 015. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. A Waiver from Title 19.08.050 (Prior to May 1, 2011) is hereby approved, to allow a six-foot perimeter landscape buffer along a portion of the west perimeter near the alley where a minimum of 15 feet is required.

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

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6. An Exception from Title 19.10.010 is hereby approved, to allow zero shade trees in the parking lot where four are required.
7. 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 10/13/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. 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 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. 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. The landscape plan shall be amended to reflect an additional four trees and four shrubs per tree in the north and west perimeter landscape buffer areas.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
15. 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.

16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
17. Sales or donations, if applicable, are limited to once per week from the hours of 7 a.m. to 7 p.m. All sales must meet the minimum requirements of Title 6 and all other applicable state and county requirements. Sales shall be limited to only produce grown on site.

Public Works

18. No parking shall be allowed on Melville Drive between 8:00 a.m. and 5:00 p.m. The applicant shall work with the Traffic Engineer to determine the appropriate locations of two signs on Melville Drive.
19. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard sidewalk improvements 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. The existing "pan" style driveways may remain.
20. A map consolidating this property with the adjacent parcel, such as FMP-43244, shall record prior to the issuance of permits for this site.
21. 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.
22. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.
23. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Charleston Boulevard and Melville Drive public rights-of-way prior to occupancy. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

Mr. Caleb Brooks
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This action by the Planning Commission on **November 8, 2011** 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 21, 2011**. 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,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal flourish extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb