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January 13, 2016

Mr. Patrick Batte
City of Las Vegas
333 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

**RE: SDR-61910 [PRJ-61909] - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Major Amendment to an approved Site Development Plan Review (Z-65-91) TO REVISE THE PARKING LOT, ADD PLAY AREAS, AND OTHER ON-SITE IMPROVEMENTS WITH A WAIVER OF THE MEDICAL DISTRICT STREETScape STANDARDS FOR A PROPOSED INDIVIDUAL CARE CENTER (CHILD CARE) on 0.75 acres at 1617 Alta Drive (APNs 139-33-304-013, 014 and 015), PD (Planned Development) Zone, [MD-1 (Medical Support) Special Land Use Designation], Ward 1 (Tarkanian) [PRJ-61909], was considered by the Planning Commission on January 12, 2016.

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-65-91 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. The proposed fence and CMU parking lot screen wall depicted on the site plan dated 11/24/15 shall meet all aesthetic and dimensional requirements of the Unified Development Code.
4. The proposed trash enclosure shall have solid metal gates, a roof or trellis structure, and meet all other requirements of the Unified Development Code.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/24/15 except as amended by conditions 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 7-1-1
www.lasvegasnevada.gov



/city of las vegas

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6. A Waiver from the Las Vegas Medical District "Type C" streetscape standards is hereby approved to allow a five-foot sidewalk with no landscaping and a five-foot interim landscape rock area at the back of sidewalk along the north property line.
7. An Exception from 19.08.110 is hereby approved to allow zero parking lot landscape islands where one is required for every six spaces.
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. 24-inch box perimeter and street trees shall be a maximum of 30 feet on-center along the east property line and 20 feet on center along the north property line
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.

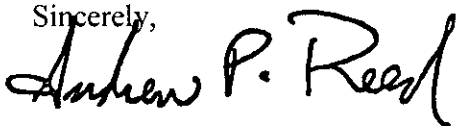
Public Works

14. Grant Pedestrian Access Easements for all sidewalk areas located outside of the public right-of-way.
15. Unless otherwise allowed by the City Engineer, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Medical District Standards concurrent with development of this site.
16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and sidewalk ramps adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. A "pan style" driveway on Desert Lane may be used as long as the sidewalk path along Desert Lane complies with Americans with Disabilities Act (ADA) guidelines.

17. Construct a 10-foot sidewalk on Desert Lane to meet Medical District Standards adjacent to this site concurrent with the development of this site. The required 10-foot wide sidewalk on Alta Drive is hereby deferred for this project, as it will be constructed with a future Alta Drive public improvement project.
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Alta Drive Widening" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. 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.
20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
21. 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 drainage ways as recommended.

This action by the Planning Commission on **January 12, 2016** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 25, 2016**. 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,



Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc: Ms. Helena Murvosh
Stanely Consultants
5820 South Eastern Avenue, Ste. 200
Las Vegas, Nevada 89119