



TEMPORARY COMMERCIAL PERMIT
TEMPORARY PARKING FACILITY
TCP-16835



Valid September 18, 2006 To February 09, 2007

Description of Event: TCP-16835 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: COX COMMUNICATION - Request for a Temporary Fleet Parking Lot for Cox Communication located on property at 1700 Vegas Drive.

Applicant: Cox Communications Las Vegas Inc
Jeff Ryder - 702.384.8084
% j ryder
121 S Martin Luther King Blvd
Las Vegas, NV 89106-4309
(702)384-8084 x

Parcel(s): 139-21-416-002 139-21-416-003
Ward(s): Ward 5 (Weekly)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

See page 2 for conditions

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



TEMPORARY COMMERCIAL PERMIT

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1. A PRE-APPLICATION CONFERENCE REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR THE SUBJECT SITE MUST BE MADE NO LATER THAN NOVEMBER 3, 2006. THE SITE DEVELOPMENT PLAN REVIEW APPLICATION MUST BE SUBMITTED BY THE NOVEMBER 28, 2006 CLOSING DATE AT 2:00 PM.
2. THE TEMPORARY CHAIN LINK FENCING, AS PROPOSED ON SUBMITTED SITE PLAN, MUST INCLUDE SLATS OR OTHER DECORATIVE FABRIC SO AS TO SCREEN THE FLEET PARKING FROM ADJACENT PROPERTIES AND RIGHT-OF-WAY. THE TEMPORARY FENCING, AS DESCRIBED, MUST BE REMOVED PRIOR TO INSTALLATION OF PERMANENT FENCING OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
3. THIS PERMIT IS NOT A BUSINESS LICENSE.
4. THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.
5. This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.
6. The use shall conform to the submitted plot plan.
7. No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.
8. No building or structure of any type shall be erected closer than 25 feet from any property line.
9. The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.
10. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.
11. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.
12. Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.
13. All applicable City code requirements shall be satisfied.
14. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Cox Communications Las Vegas, Inc.
Project Address (Location) 1700 Vegas Drive, Las Vegas, NV 89106
Project Name Cox Communications Administration Facility **Proposed Use** Office
Assessor's Parcel #(s) 139-21-416-002 & 139-21-416-003 **Ward #** 5
General Plan: existing proposed **Zoning:** existing proposed
Commercial Square Footage 186,000 **Floor Area Ratio** _____
Gross Acres 20.6 **Lots/Units** _____ **Density** _____
Additional Information _____

PROPERTY OWNER Cox Communications **Contact** Jeffry W. Ryder
Address 121 S. Martin Luther King Blvd. **Phone:** 702-384-8084 **Fax:** 702-939-1110
City Las Vegas **State** NV **Zip** 89106

APPLICANT Cox Communications **Contact** Jeffry W. Ryder
Address 121 S. Martin Luther King Blvd **Phone:** 702-384-8084 **Fax:** 702-939-1110
City Las Vegas **State** NV **Zip** 89106

REPRESENTATIVE _____ **Contact** _____
Address _____ **Phone:** _____ **Fax:** _____
City _____ **State** _____ **Zip** _____

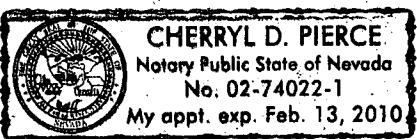
Property Owner Signature* Leo Brennan

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Leo Brennan

Subscribed and sworn before me
 This 12th day of September, 2006
Cherryl D. Pierce

Notary Public in and for said County and State

STATE OF NEVADA
 COUNTY OF CLARK



FOR DEPARTMENT USE ONLY

Case #	<u>TCP-16835</u>
Meeting Date:	_____
Total Fee:	<u>100</u>
Date Received:*	<u>9-14-06</u>
Received By:	<u>F.S</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

September 12, 2006



Mr. David Bratcher
City of Las Vegas
Redevelopment Agency
400 Stewart Avenue
Las Vegas, NV 89101

Re: 1700 Vegas Drive
Assessor's Parcels # 139-21-416-002 & # 139-21-416-003

Dear David,

Cox Communications recently purchased the former VA Ambulatory Care Center located at 1700 Vegas Drive. This location is slated to become the Regional Headquarters for Cox Communications and will house our administrative and field services operations. We anticipate occupying the build in 2008 when the renovations have been completed.

As you are aware the construction of Discovery Drive between Grand Central Parkway and Martin Luther King Boulevard is underway. Coupled with the NDOT's Project Neon, Cox will lose a considerable amount of parking and will no longer be able to secure our technical and field services vehicles at 121 S. Martin Luther King.

With your assistance and direction, we are requesting City approval to erect a temporary fencing around the perimeter of the property at 1700 Vegas Drive so that the technical and field services can be relocated and secured on site at the new property. To be specific, we request permission to erect an 8 foot high chain link fence inside the landscape areas around the perimeter of this parking area. The fenced area will encompass approximately 50% of the existing parking on this site. The fence will be replaced with an aesthetically pleasing fence upon completion of our renovations. Please see the attached site plan for additional details.

Thank you for your consideration and assistance in the approval process of this request. Please contact Jeff Ryder if you require additional information or need clarification regarding the foregoing. Jeff's direct line is 702. 210.5932.

Sincerely,

A handwritten signature in black ink that reads "Leo Brennan". The signature is written in a cursive style and is followed by a horizontal line.

Leo Brennan
Region VP and General Manager
Cox Communications Las Vegas, Inc.

cc: Adam Sumner, City of Las Vegas
Jeannie Cave, Cox Enterprises



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

CITY MANAGER
DOUGLAS A. SELBY

September 8, 2006

Dear Ward 5 Resident:

The Office of Business Development is pleased to announce Cox Communications has purchased the former Veterans Administration Building located at 1700 Vegas Drive. The site is located near the intersection of Martin Luther King Boulevard and Vegas Drive.

Our office would like to let you know we are working with Cox Communications to assist with the redevelopment of this site. The existing vacant building will be renovated to establish the Southern Nevada Administration Headquarters for Cox Communications.

Please join us in welcoming Cox Communications to Enterprise Park. As a resident in the immediate area you will soon see activity on the site. The redevelopment efforts of Cox Communications will progress as the phased occupancy of the site is realized.

Please read the enclosed letter from Cox Cable for additional information. Please contact our office if you have any questions regarding the redevelopment of this site.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Adams", is written over a horizontal line.

Scott Adams, Director
Office of Business Development

OFFICE OF
BUSINESS DEVELOPMENT
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6551
TTY 702.386.9108

MAIL obd@lasvegasnevada.gov
www.lasvegasnevada.gov



Dear Neighbor,

We are pleased to let you know Cox Communications has purchased the former Veterans Administration Ambulatory Care facility located at the corner of Martin Luther King Blvd. and Vegas Drive (1700 Vegas Drive). The site will become the Southern Nevada Administration Headquarters for Cox Communications.

We are looking forward to our move into the neighborhood. The transition of this building to office space will take a considerable amount of time. In the interim, while we proceed with our planning and renovation of the facility, you will begin to see activity on the property on a regular basis. As we move forward with our plans, we hope this activity will help transform the appearance of a vacant building to that of a thriving business facility.

We look forward to being your neighbor and part of this community. If you have any questions, please contact Jeffry Ryder, our facilities manager, at (702) 545-1139.

Best regards,

A handwritten signature in cursive script that reads "Leo Brennan".

Leo Brennan
Region Vice President and General Manager
Cox Communications, Las Vegas

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

AVERAGE Q1 VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T20S R61E 21 S 2 SW 4 139-21-4

PARCEL BOUNDARY 001 PARCEL NUMBER ACRES

SUBD BOUNDARY 202 PARCEL SUB/SEQ NUMBER

ROAD EASEMENT 502 PLAT RECORDING NUMBER

PM/LD BOUNDARY 5 BLOCK NUMBER

NON-PARCEL LOT LINE 5 LOT NUMBER

WATCH LINE / LEADER LINE 5 GOV. LOT NUMBER

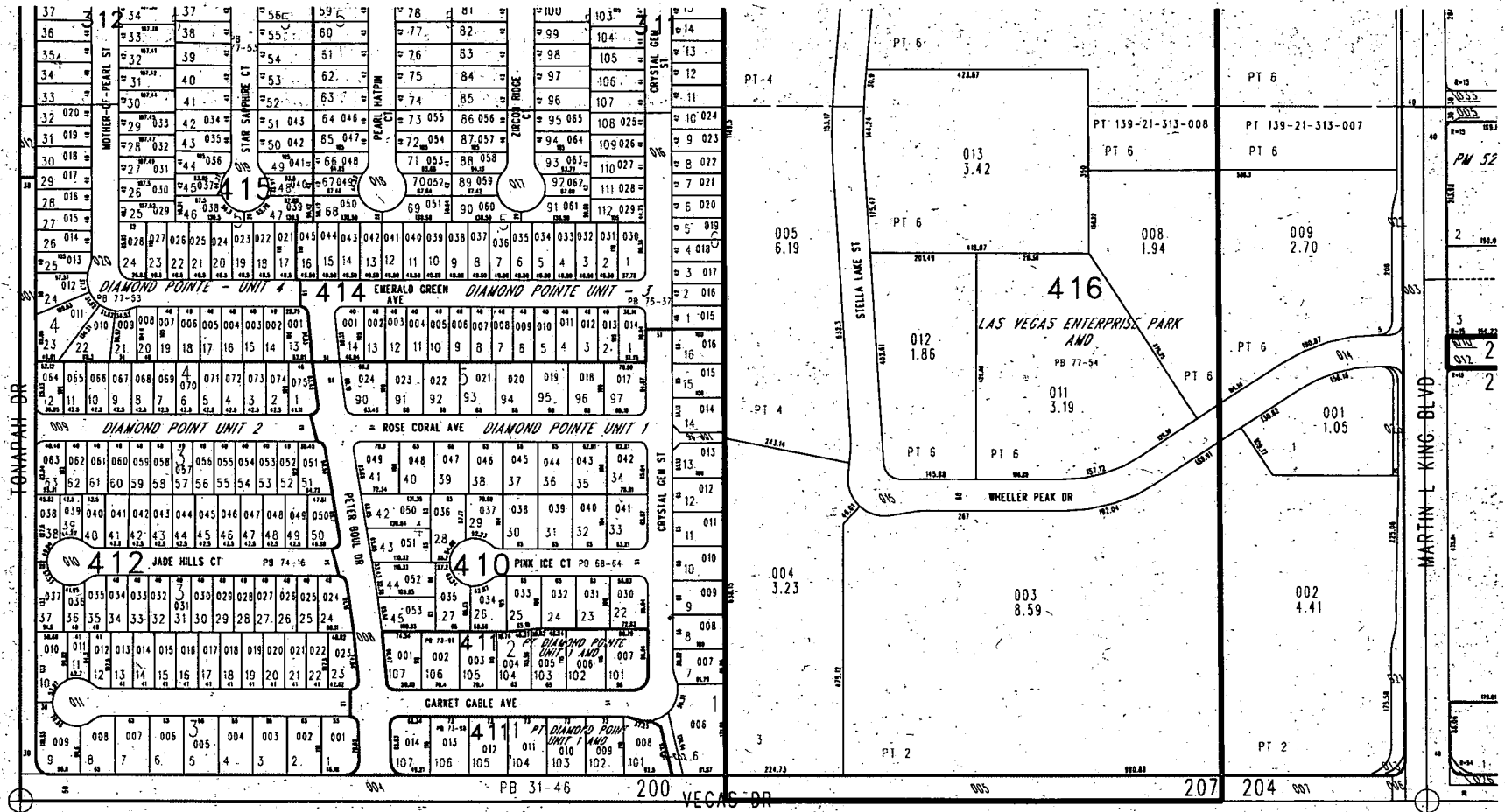
ROAD ID NUMBER CL5

T20S R61E 21 S 2 SW 4

R60E	R61E	R62E
125	124	123
138	139	140
163	162	161

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Scale: 1"=200' Rev: 09/29/05

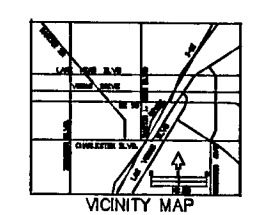
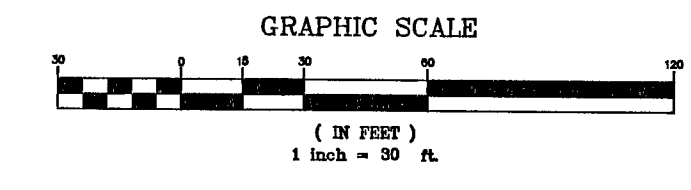


COX COMMUNICATIONS 1700 VEGAS DRIVE

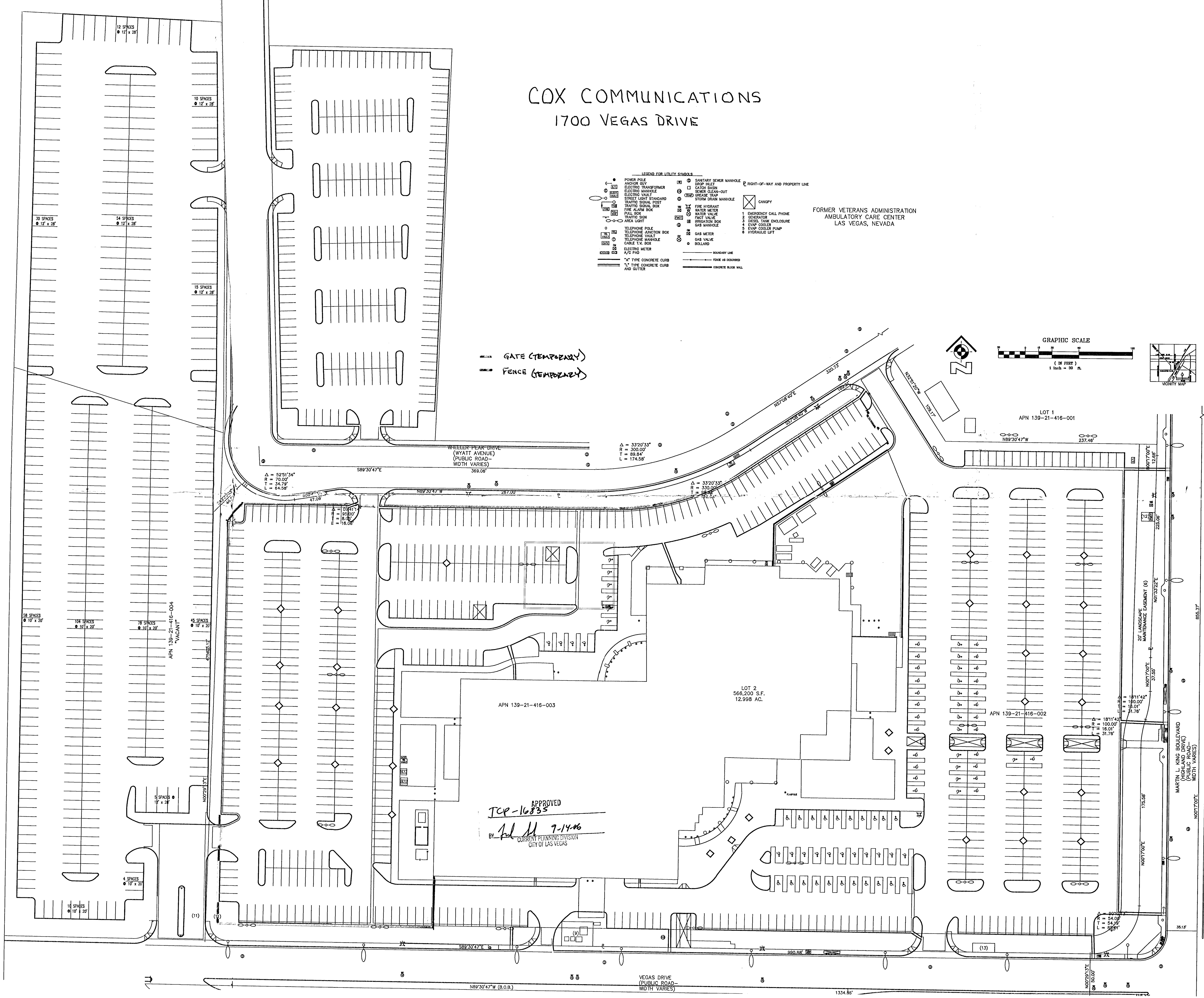
LEGEND FOR UTILITY SYMBOLS

● POWER POLE	○ SANITARY SEWER MANHOLE	⊠ RIGHT-OF-WAY AND PROPERTY LINE
⊠ ANCHOR BOX	○ DRAIN ALLET	⊠ CANOPY
⊠ ELECTRIC TRANSFORMER	⊠ CATCH BASIN	1 EMERGENCY CALL PHONE
⊠ ELECTRIC MANHOLE	⊠ SWIR CLEAN-OUT	2 GENERATOR
⊠ ELECTRIC VALVE	⊠ BREAK TRAP	3 DIESEL TANK ENCLOSURE
⊠ STREET LIGHT STANDARD	⊠ STORM DRAIN MANHOLE	4 EVAP COOLER
⊠ TRAFFIC SIGNAL POST	⊠ FINE HYDRANT	5 EVAP COOLER PUMP
⊠ TRAFFIC SIGNAL BOX	⊠ WATER METER	6 HYDRAULIC LIFT
⊠ FIRE ALARM BOX	⊠ WATER VALVE	
⊠ FALL BOX	⊠ FUGIT VALVE	
⊠ AREA LIGHT	⊠ IRRIGATION BOX	
⊠ TELEPHONE POLE	⊠ GAS MANHOLE	
⊠ TELEPHONE JUNCTION BOX	⊠ GAS METER	
⊠ TELEPHONE VALVE	⊠ GAS VALVE	
⊠ TELEPHONE MANHOLE	⊠ BOLLARD	
⊠ CABLE T.V. BOX		
⊠ ELECTRIC METER		
⊠ A/C PAD		
⊠ "A" TYPE CONCRETE CURB AND GUTTER		
⊠ "B" TYPE CONCRETE CURB AND GUTTER		
⊠ BOUNDARY LINE		
⊠ FENCE AS SHOWN		
⊠ CONCRETE BLOCK WALL		

FORMER VETERANS ADMINISTRATION
AMBULATORY CARE CENTER
LAS VEGAS, NEVADA



— GATE (TEMPORARY)
— FENCE (TEMPORARY)



APPROVED
TOP-16835
BY *Ad M* 7-14-06
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

LOT 2
566,200 S.F.
12.998 AC.

LOT 1
APN 139-21-416-001

APN 139-21-416-003

30 SPACES
12' x 28'

54 SPACES
12' x 28'

10 SPACES
12' x 28'

58 SPACES
10' x 20'

104 SPACES
10' x 20'

78 SPACES
10' x 20'

48 SPACES
10' x 20'

4 SPACES
10' x 20'

14 SPACES
10' x 20'

1811'42"
R = 100.00'
T = 18.01'
L = 31.76'

VEGAS DRIVE
(PUBLIC ROAD)
WIDTH VARIES

N89°30'47"W (R.O.B.)

1334.86'

855.37'

MARTIN L. KING BOULEVARD
(HIGHLAND DRIVE)
(PUBLIC ROAD)
WIDTH VARIES

N007°00'E

175.58'

N007°00'E

35.13'

N007°00'E

119.82'

N007°00'E

119.82'

Δ = 52°51'34"
R = 70.00'
T = 34.59'
L = 64.58'

Δ = 33°20'33"
R = 300.00'
T = 89.84'
L = 174.58'

Δ = 33°20'33"
R = 330.00'
T = 102.22'
L = 182.22'

1811'42"
R = 100.00'
T = 18.01'
L = 31.76'

1811'42"
R = 100.00'
T = 18.01'
L = 31.76'

1811'42"
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